

# 557 EAST BAYSHORE ROAD ARCHITECTURAL ADVISORY COMMITTEE

REDWOOD CITY, CALIFORNIA - DECEMBER 17, 2020





# PROJECT DATA

# SITE LOCATION

## SITE INFORMATION

Parcel Size: 14.36 acres

Zoning Designation CG/MUW

## RESIDENTIAL

Residential Units: 480

BMR Units: 85

Residential Height: 5 Stories

Residential Density: 45.5 du/acre

Residential Gross Area: 774,607 SF

## COMMERCIAL

VillaSport Height: 2 Stories

VillaSport Gross Area: 97,101 SF

## PARKING

Residential: 614 spaces (1.28 parking ratio)

VillaSport: 486 spaces

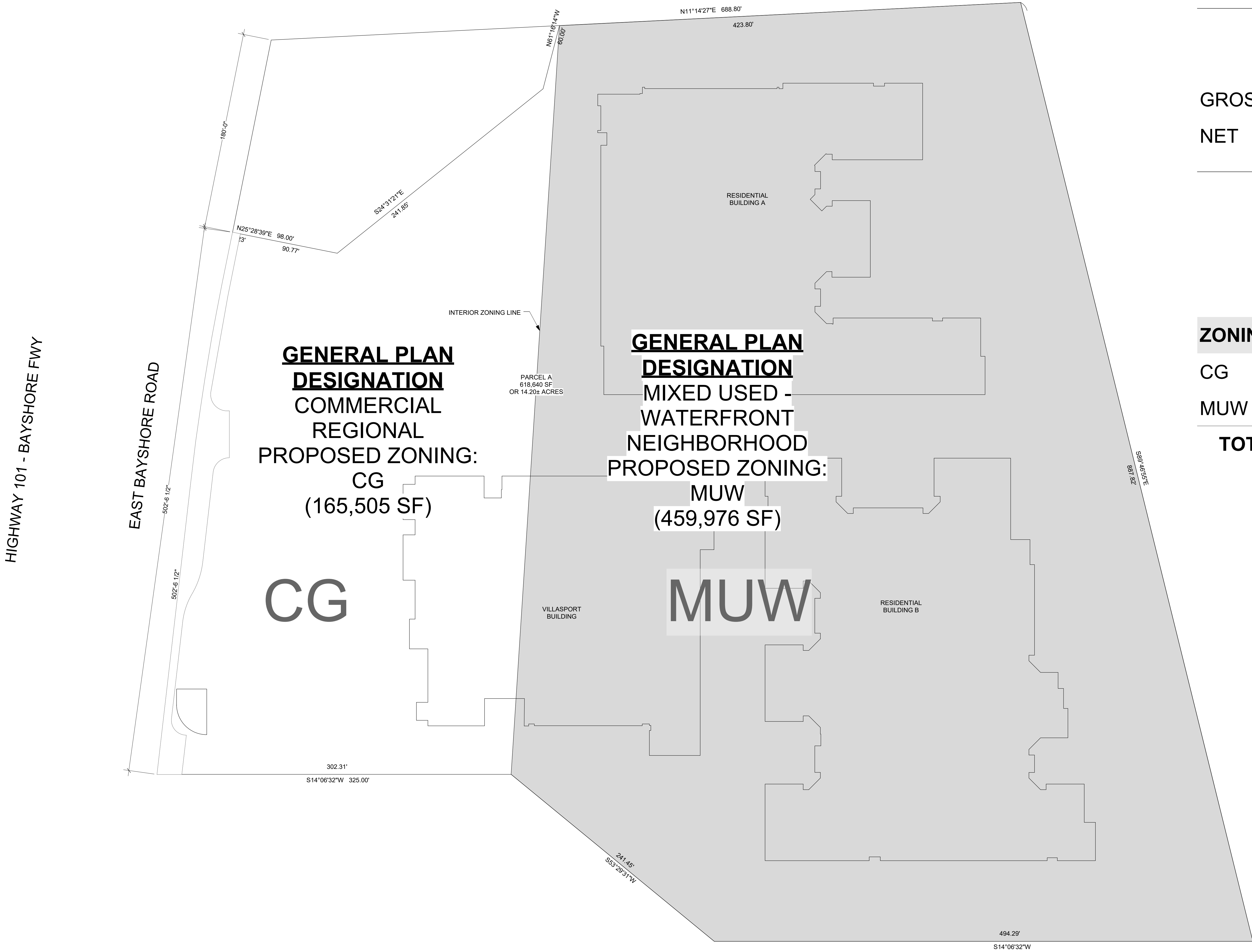
BCDC: 7 spaces

Total: 1,107 spaces





# GENERAL PLAN DESIGNATION/ ZONING



## LOT AREA

PARCEL A	
GROSS	14.36 ACRES (625,481 SF)
NET	14.20 ACRES (618,640 SF)

GENERAL PLAN DESIGNATION	
COMMERCIAL REGIONAL	
GROSS	3.80 ACRES (165,505 SF)
NET	3.64 ACRES (158,664 SF)

GENERAL PLAN DESIGNATION	
MIXED USE-WATERFRONT NEIGHBORHOOD	
	10.56 ACRES (459,976 SF)

## ZONING

CG	3.64 ACRES (158,664 SF)
MUW	10.56 ACRES (459,976 SF)
<b>TOTAL</b>	<b>14.20 ACRES (618,640 SF)</b>

## ZONING LEGEND

- COMMERCIAL REGIONAL (3.80 AC)
- MIXED USE WATERFRONT NEIGHBORHOOD (10.56 AC)



# LANDSCAPE ILLUSTRATIVE PLAN





# DROP-OFF AREA- DETAILED VIEW



Crosswalk/Connection to Parking w/ Decorative Paving

L2.5

Traffic Control Street Marking, Signage and Wayfinding Signage, Typical.

Expanded Plaza Paving  
Pedestrian Walkway

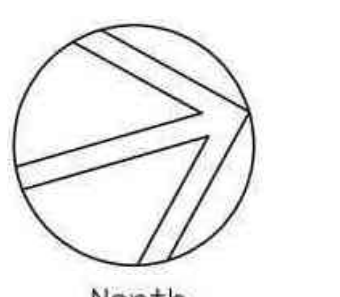
Bench  
Bike Lockers  
Decorative Pots w/ Cypress

Colored Concrete Paving in Patterns Shown

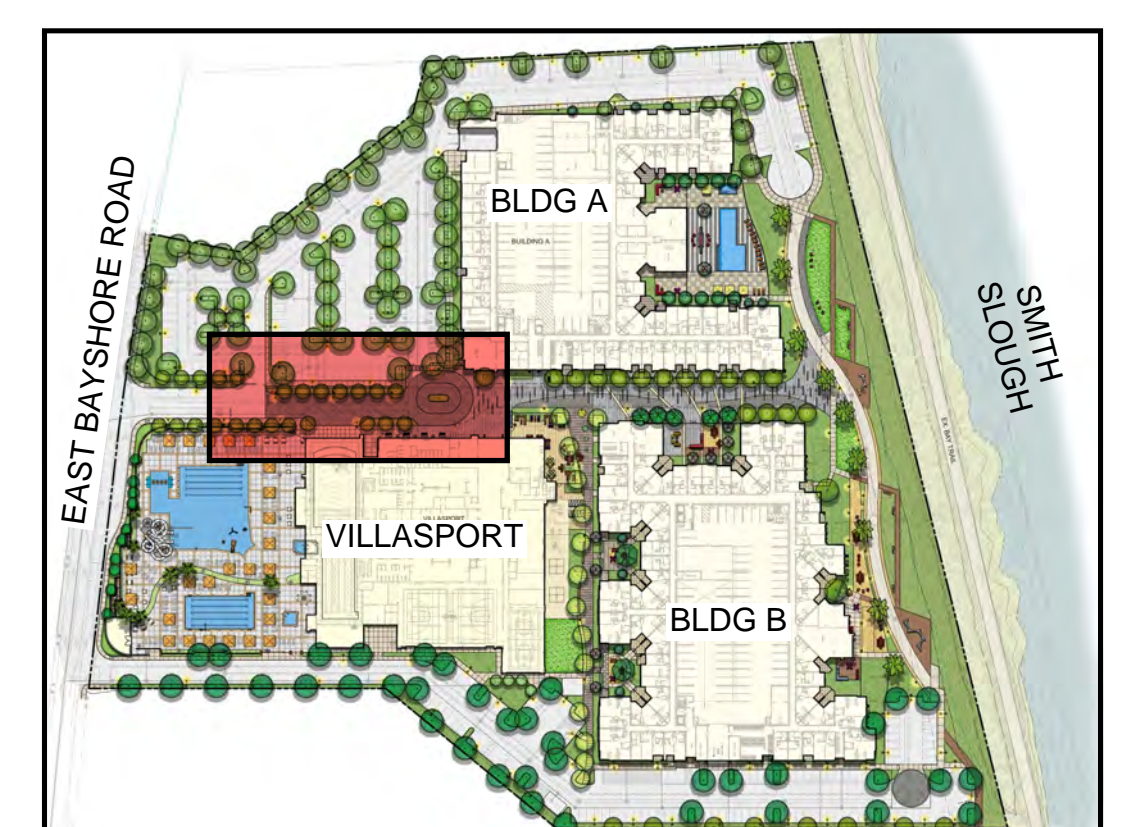
Bike Parking- (8) Bike Racks for (16) Spaces



Wayfinding Signage Example at Entry Stop Sign. Sign to say "Villa Sport and Residential Parking; Drop-Off/ Pick Up Only"



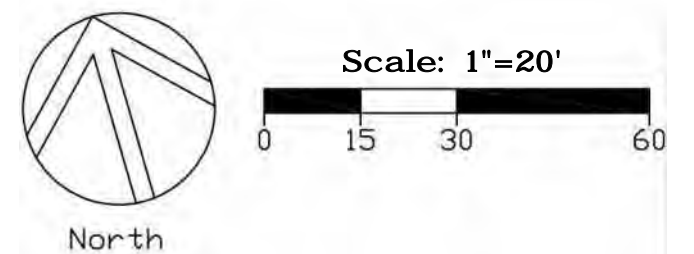
0 5 10 20



KEY MAP

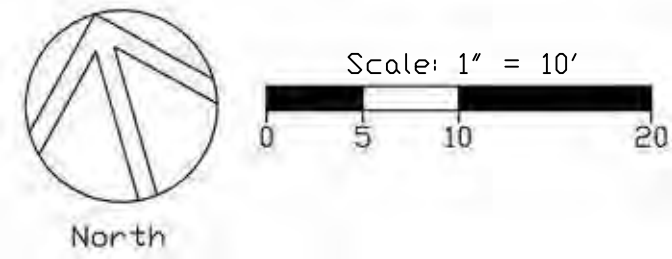
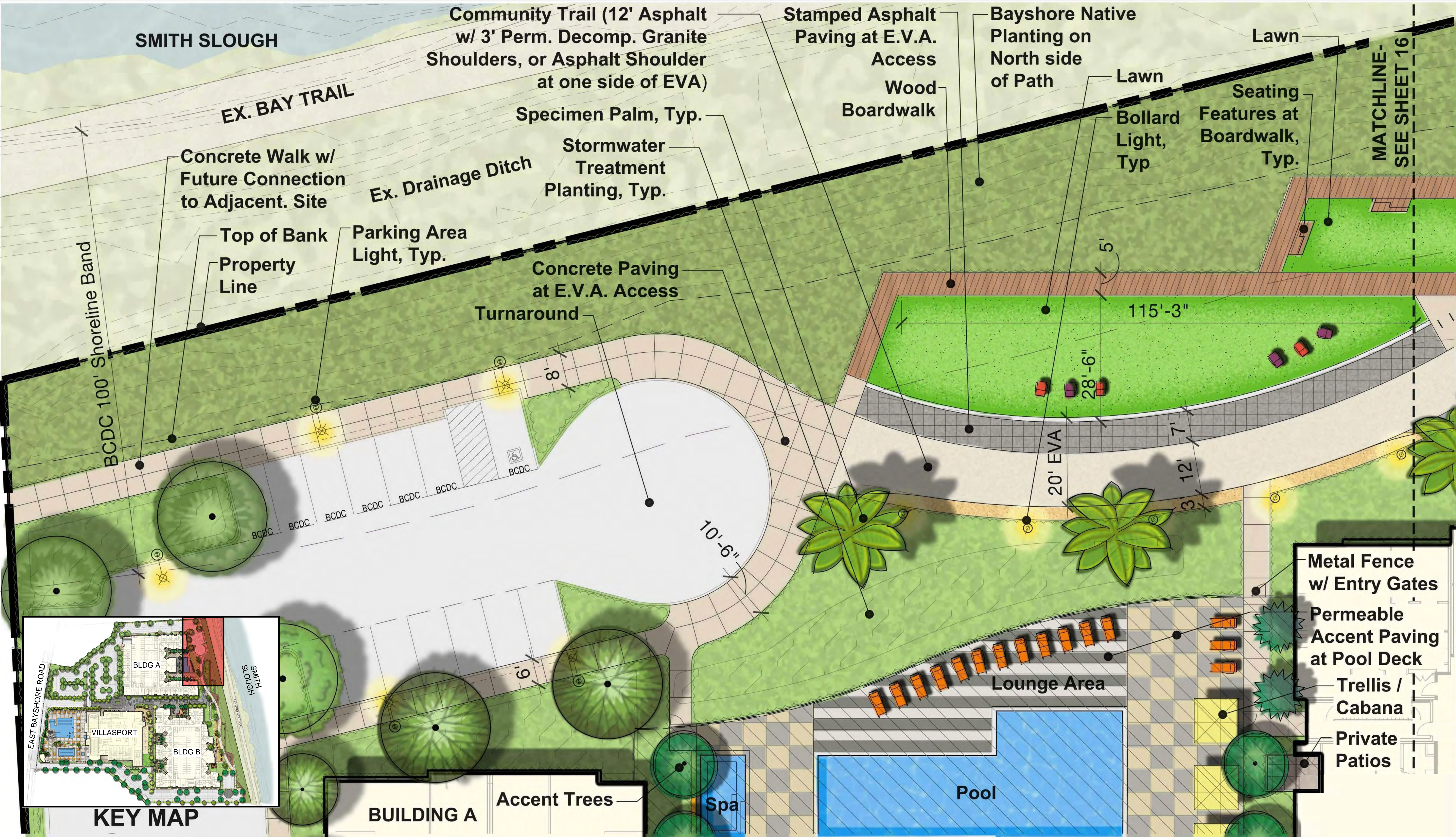


# SHORELINE PLAN



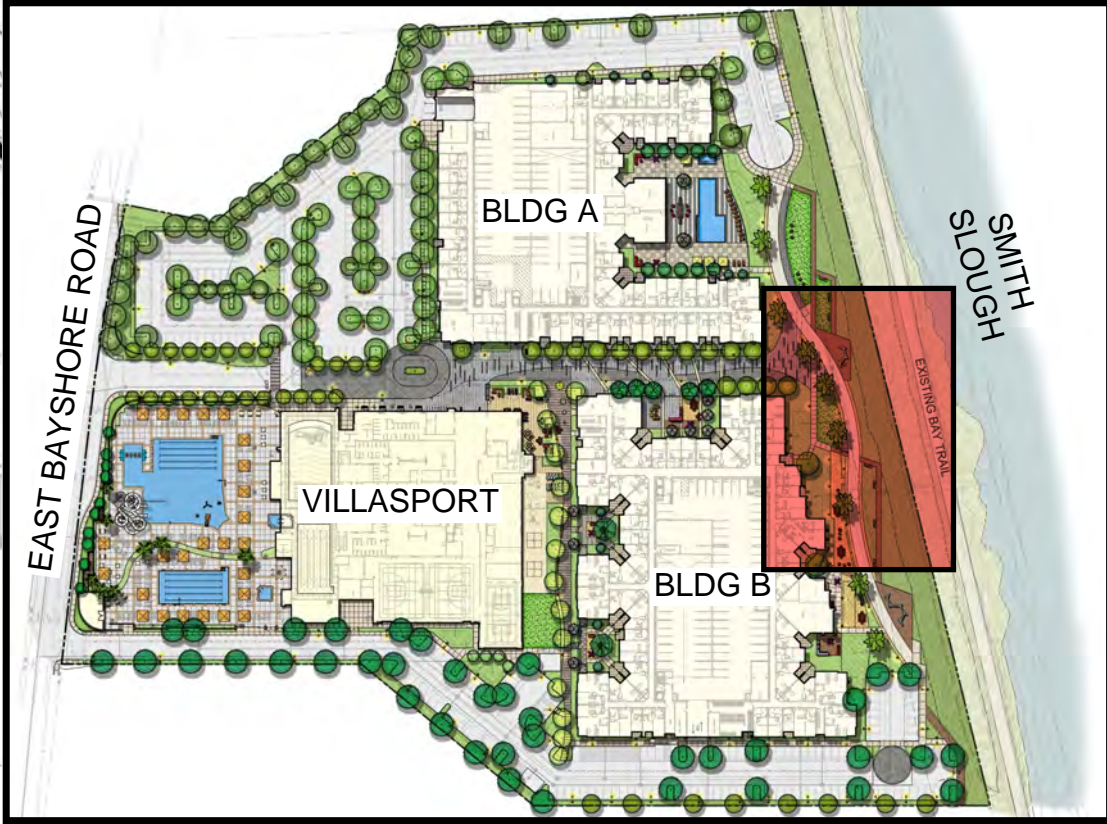
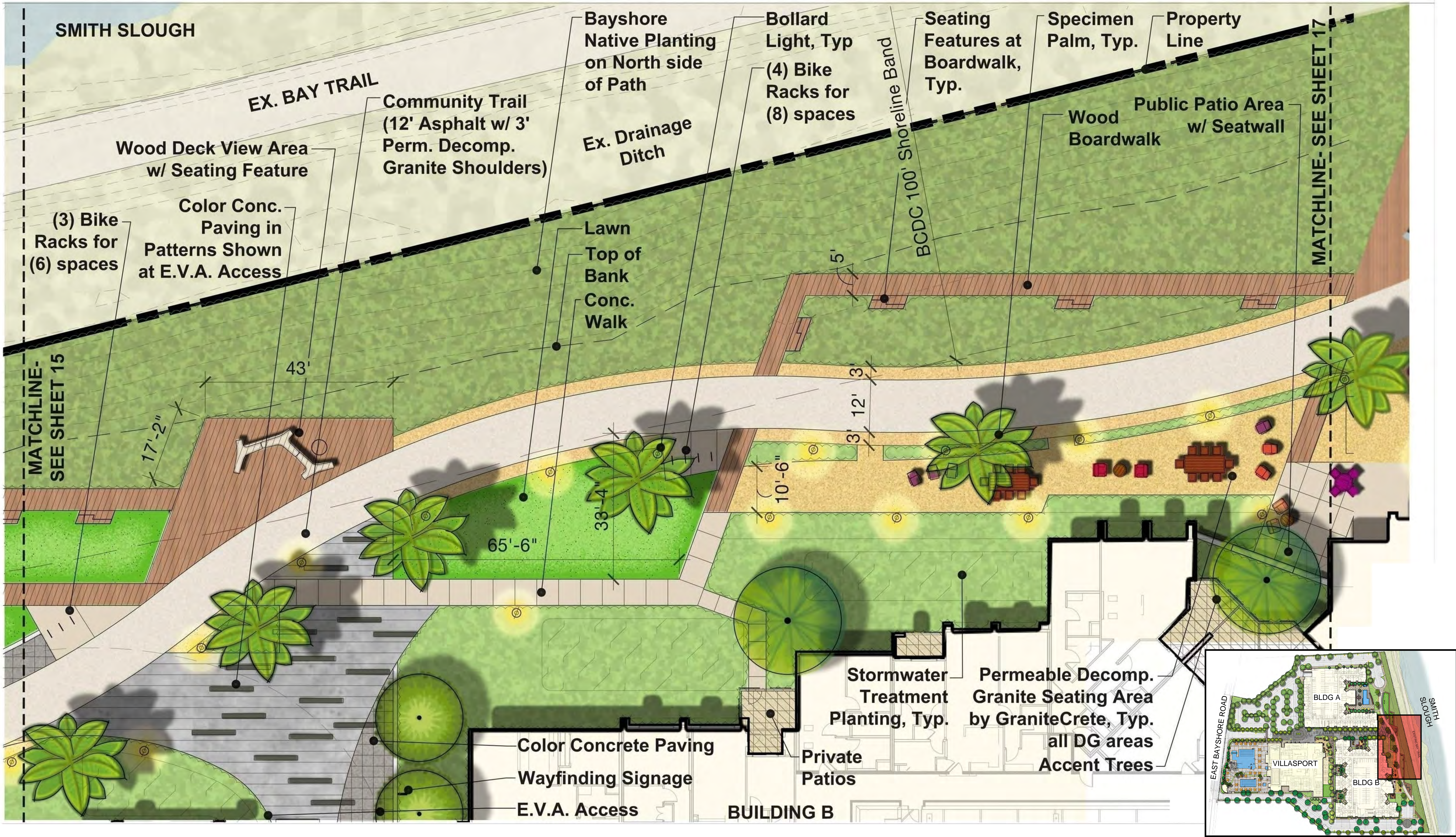


# SHORELINE PLAN- DETAILED VIEW

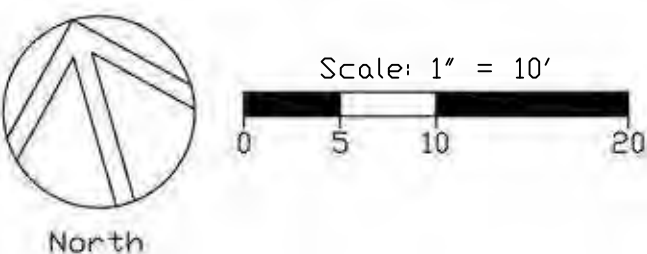




# SHORELINE PLAN- DETAILED VIEW

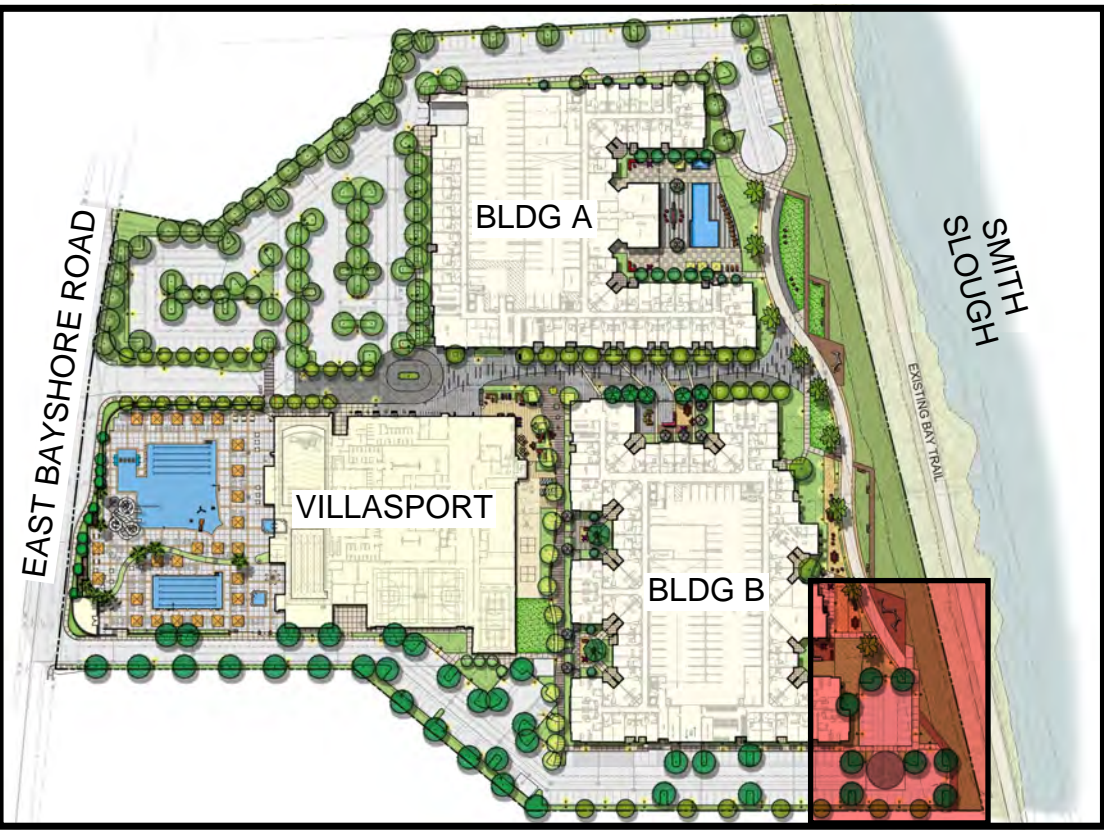


KEY MAP

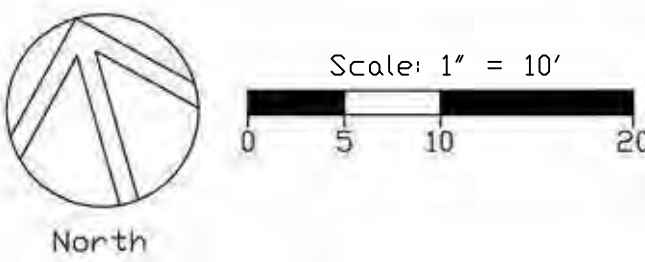




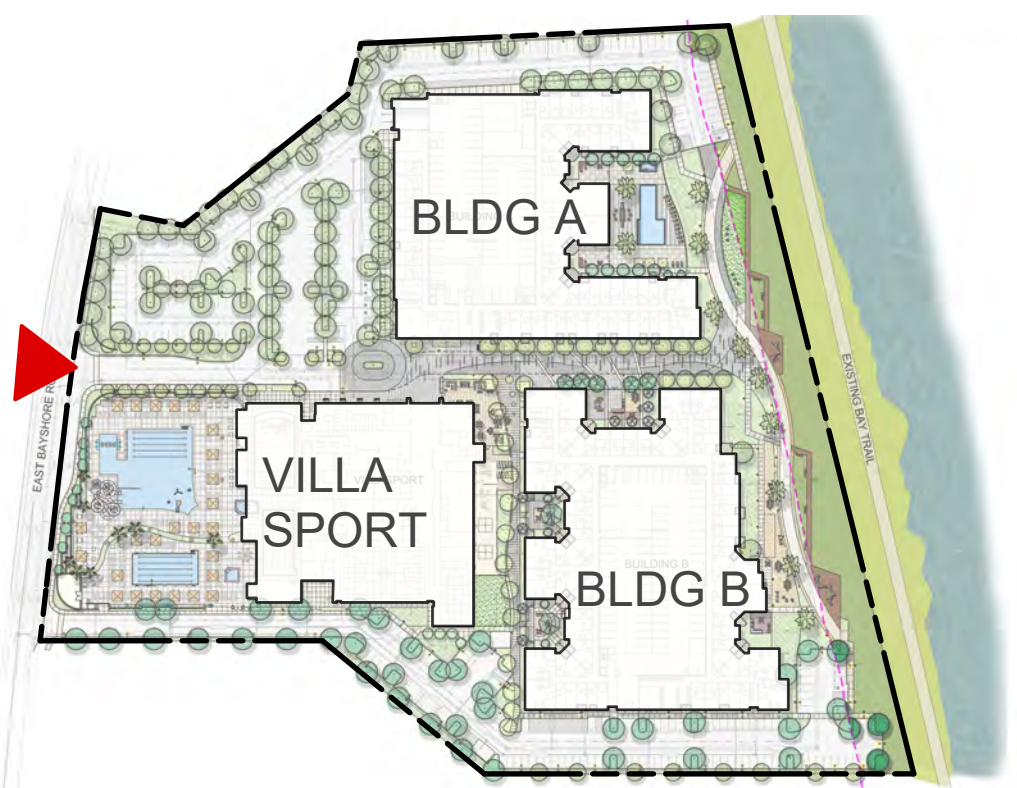
# SHORELINE PLAN- DETAILED VIEW



KEY MAP







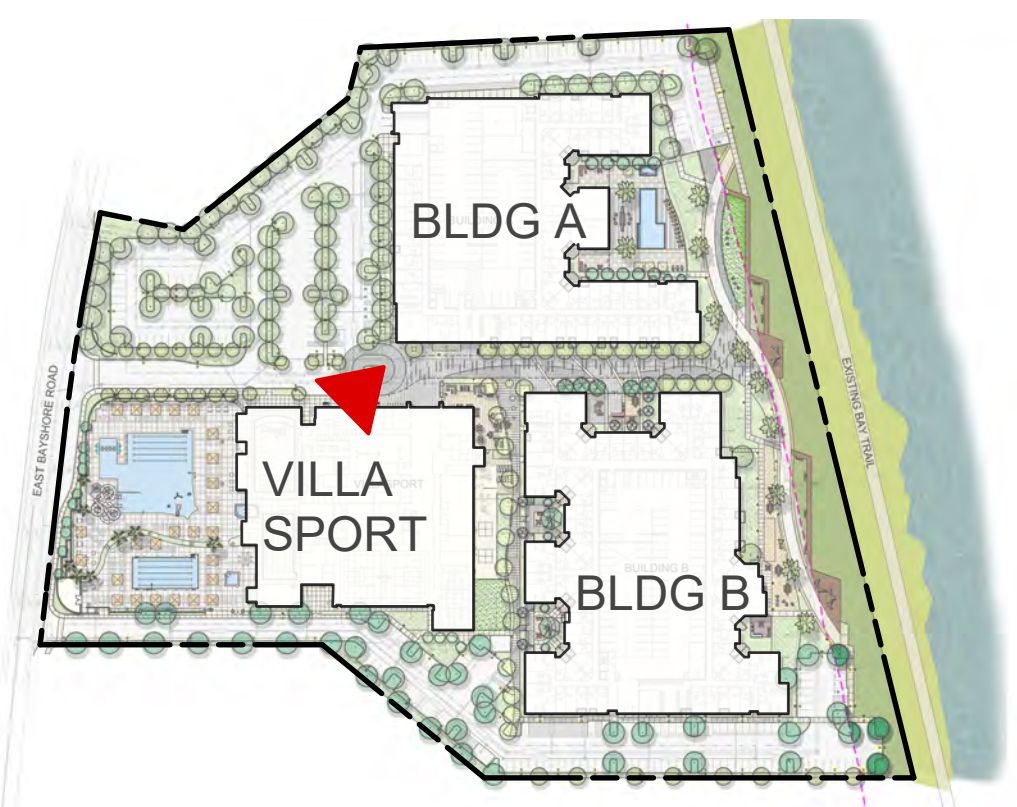












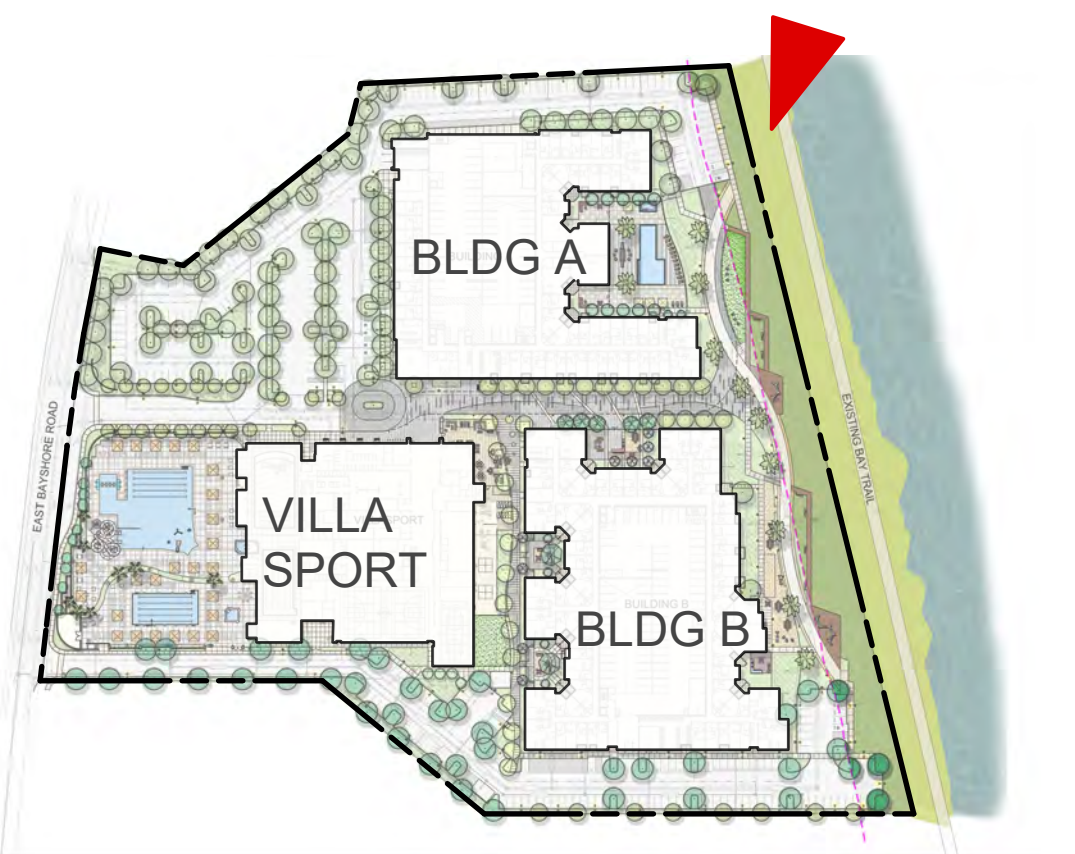










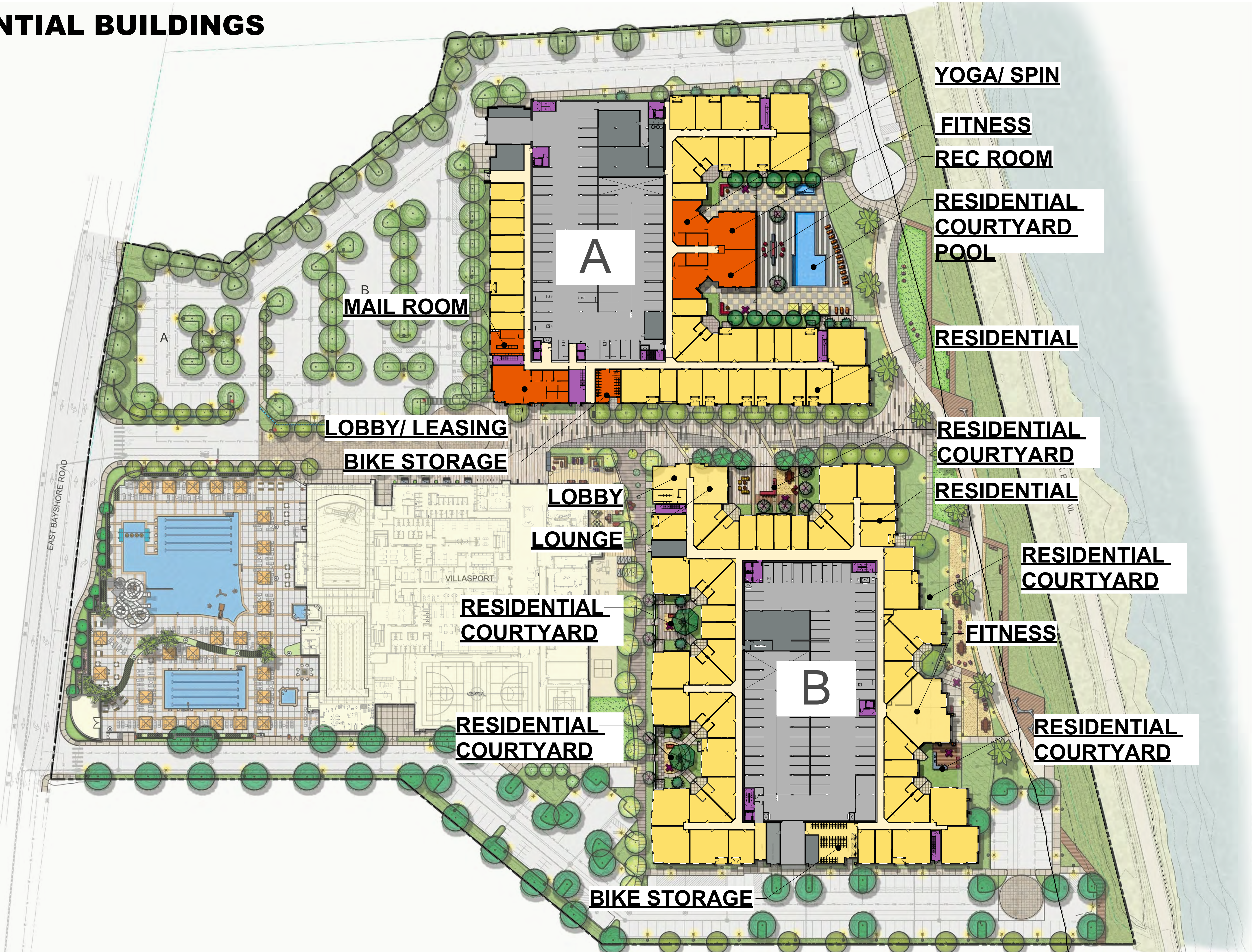






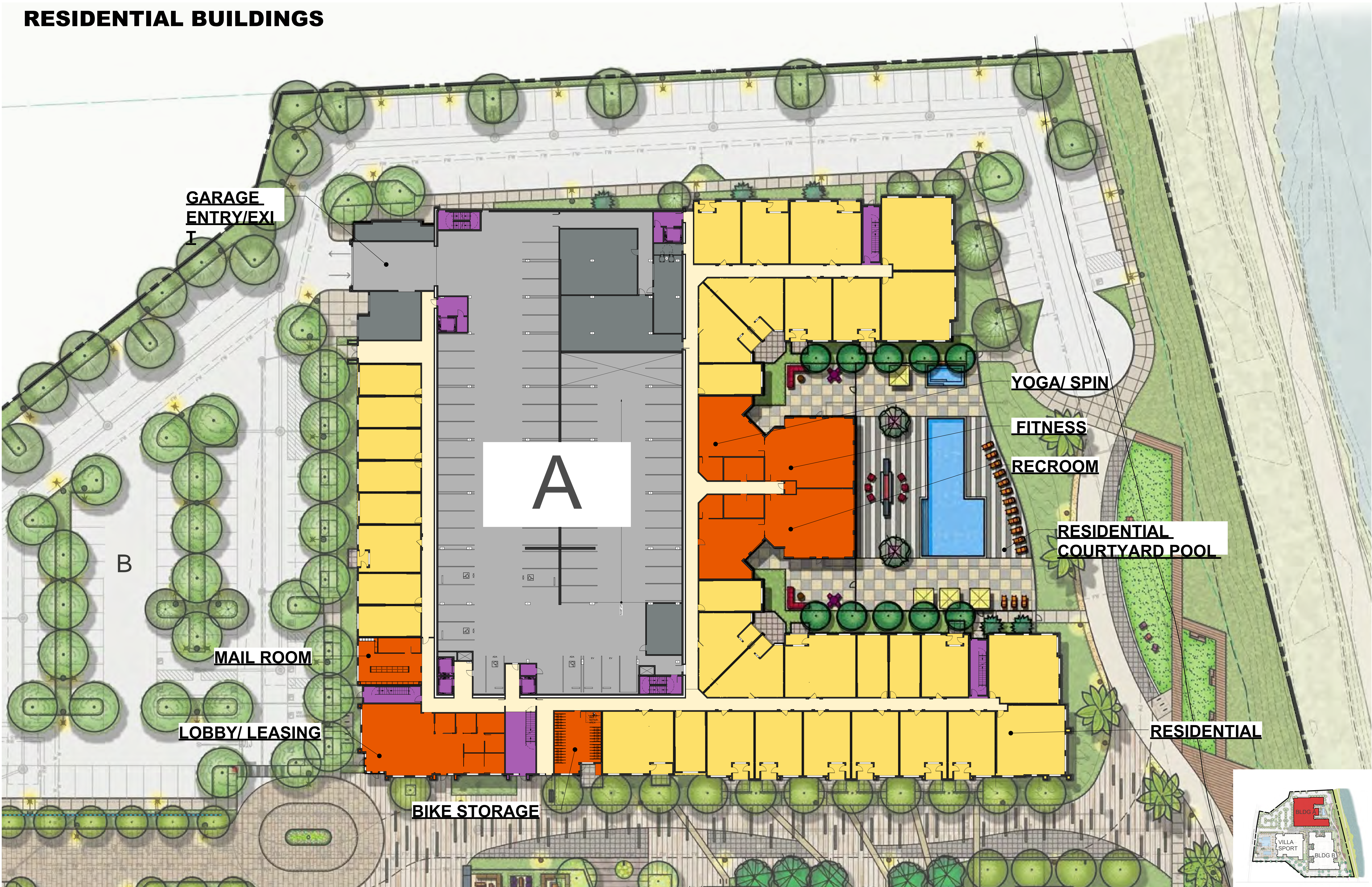


RESIDENTIAL BUILDINGS



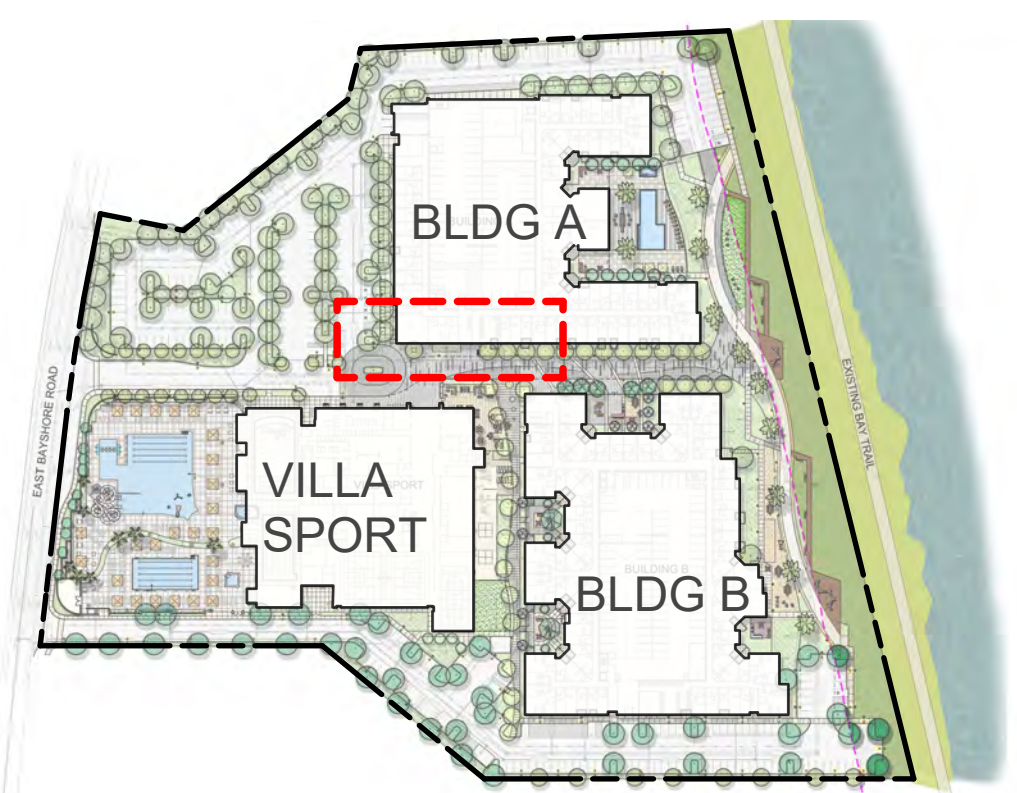
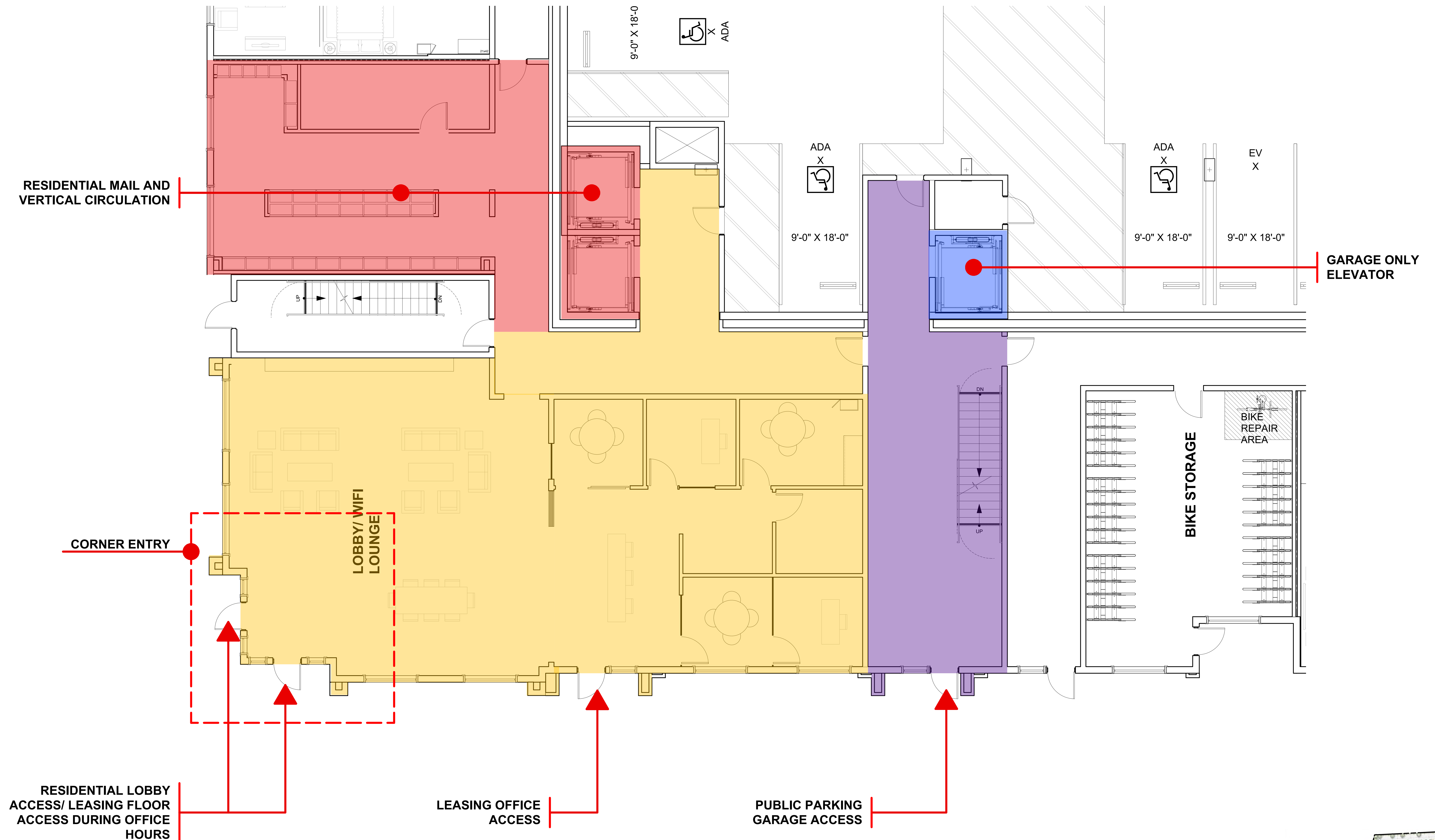


RESIDENTIAL BUILDINGS





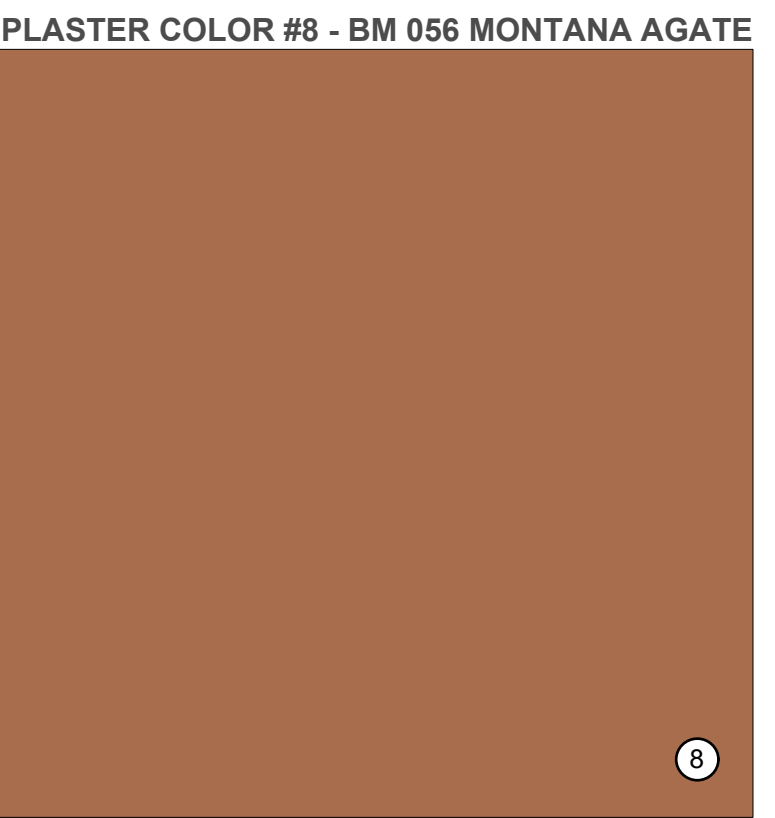
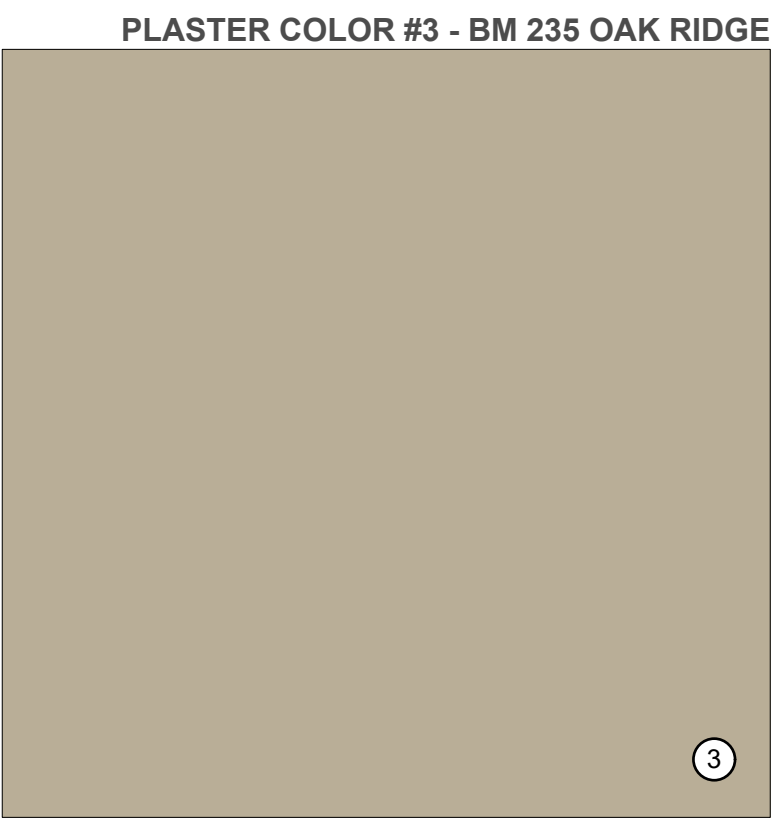
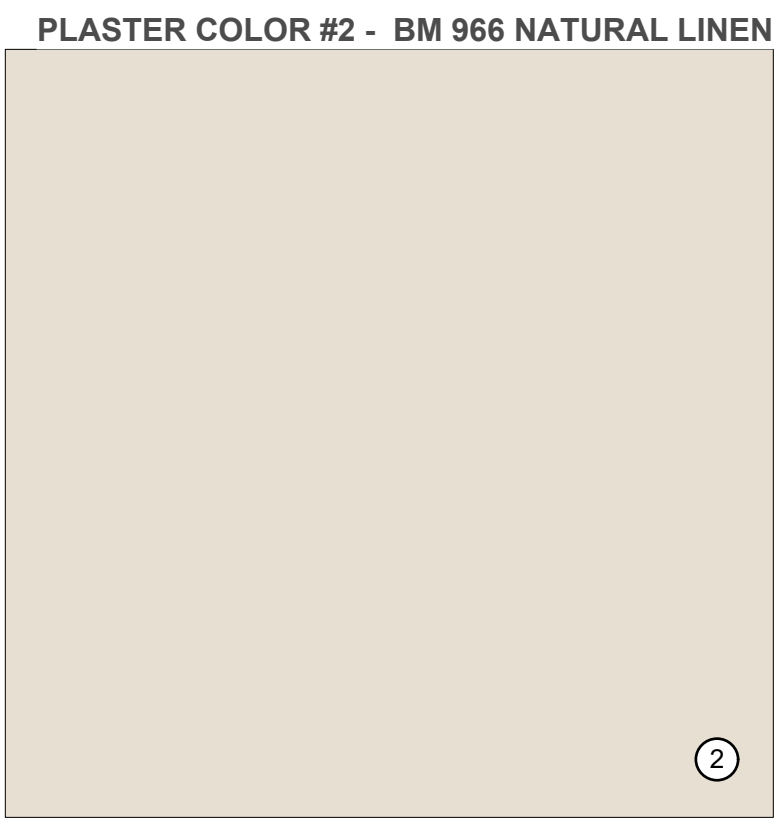
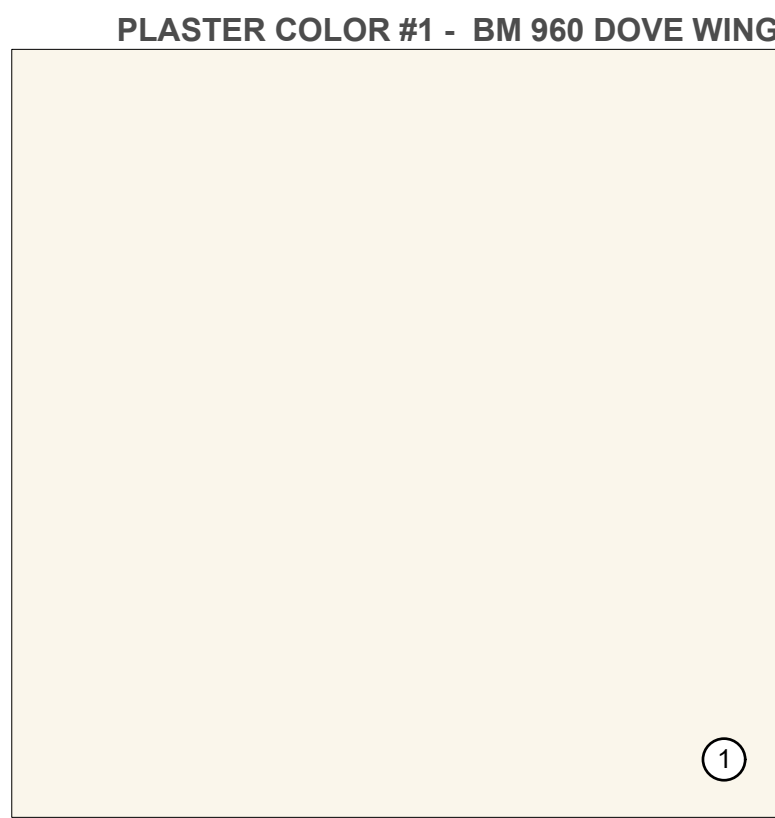
# ENLARGED BUILDING A ENTRANCES



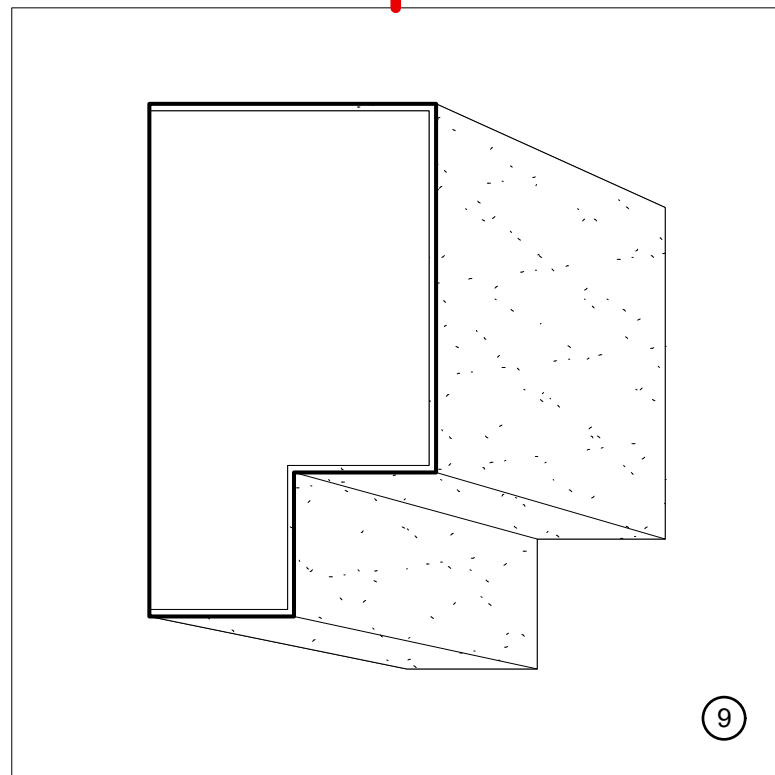


# BUILDING A

## MATERIALS AND FINISHES



ENTRANCE ARCHES  
WILL BE FINISHED WITH  
PLASTER-STONE OR  
SIMILAR



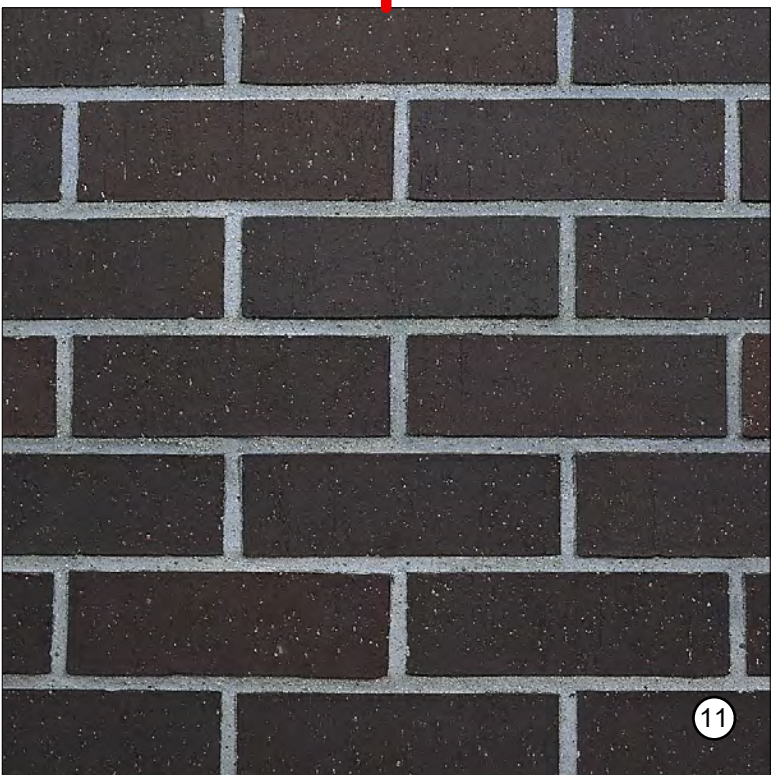
AT STUCCO - COLOR TO MATCH WALL BELOW  
ABOVE BRICK - COLOR #3

**PAINTED FOAM SHAPE - PLASTER FINISH**



MEDIUM BRONZE

**METAL PANEL**



NORMAN (MANGANESE BROWN) DARK GREY

**BRICK**



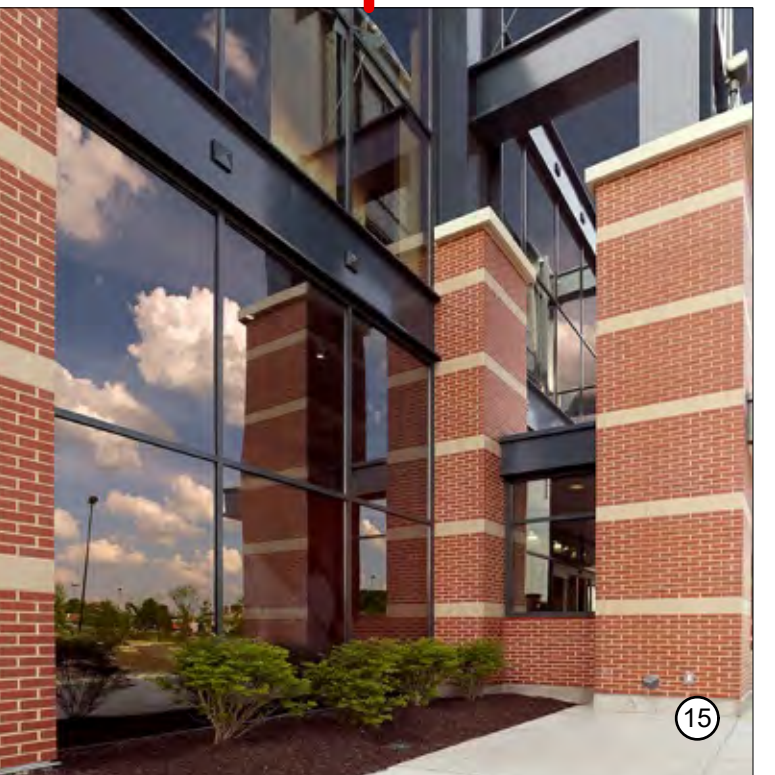
GREY

**CONCRETE CMU**



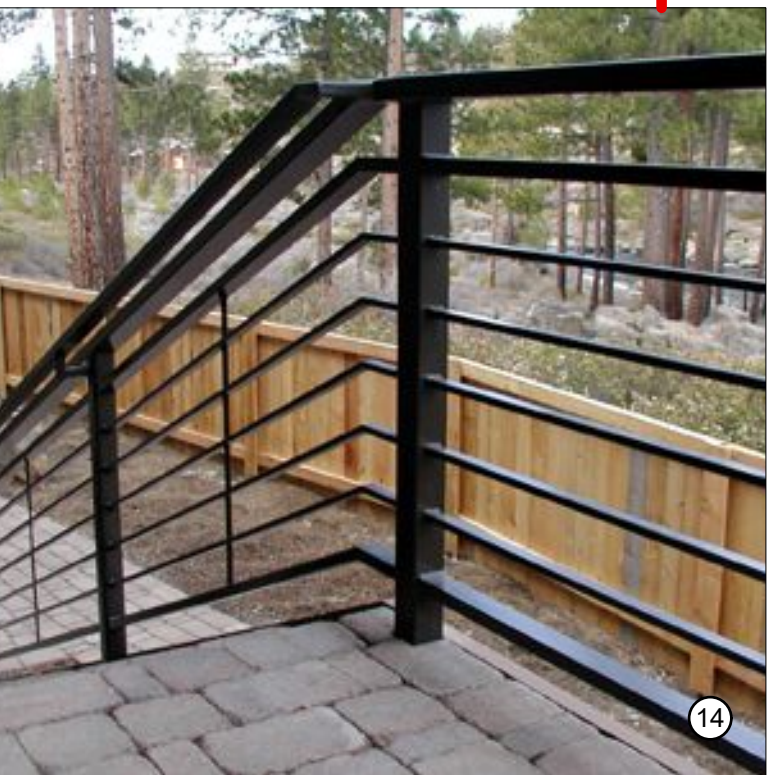
METAL SUN SHADES  
METALWORK TO BE PAINTED COLOR #5

**EXTERIOR METAL WORK**



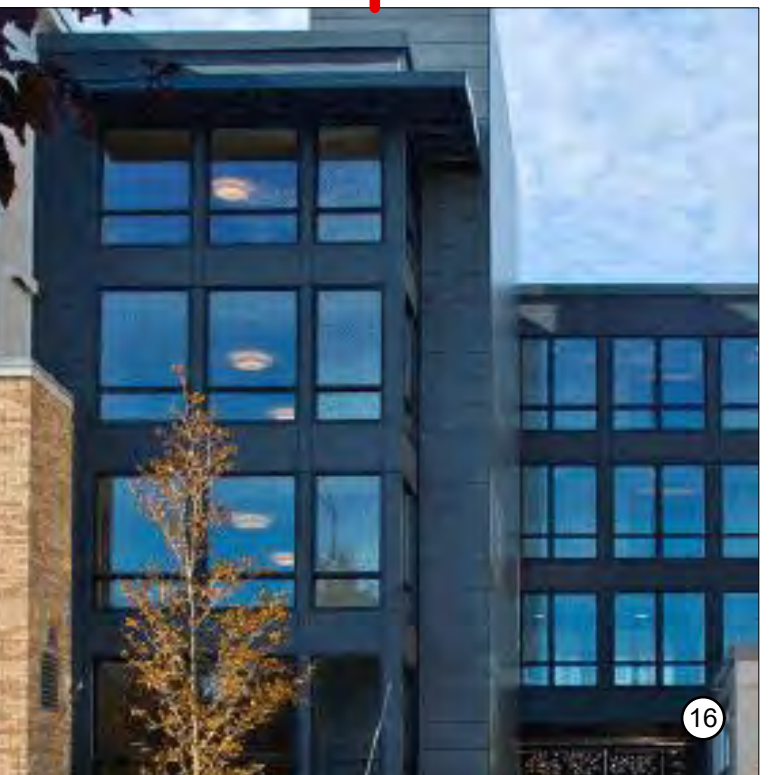
DARK BRONZE MULLION TO MATCH VINYL

**ALUMINUM STOREFRONT**



TYPICAL: HORIZONTAL PICKET RAILING

**RAILING**

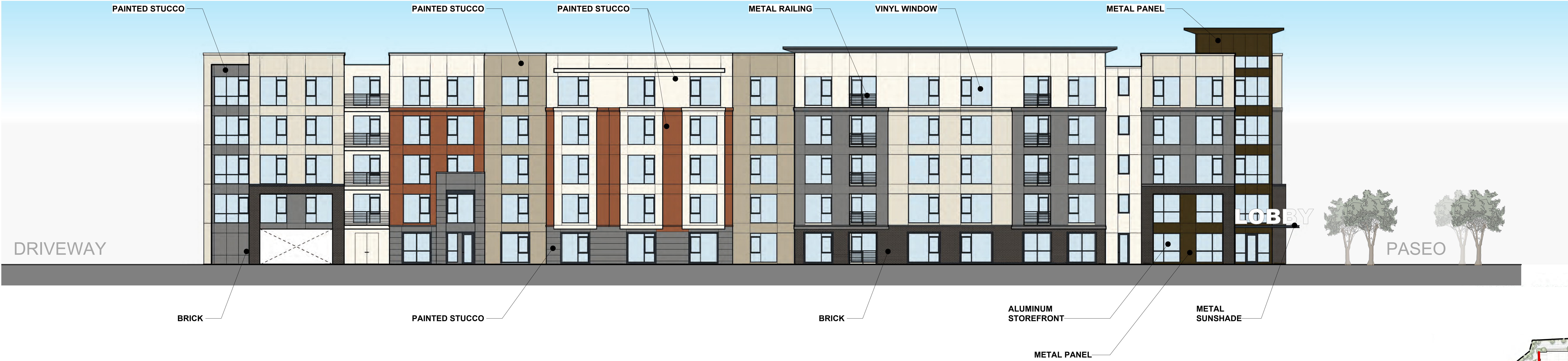


BRONZE MULLION

**VPI VINYL WINDOWS**  
SEE A3.21 FOR WINDOW DETAILS



BUILDING A -  
ELEVATIONS



BUILDING A - EAST ELEVATION - MATERIALS 2  
3/32" = 1'-0"

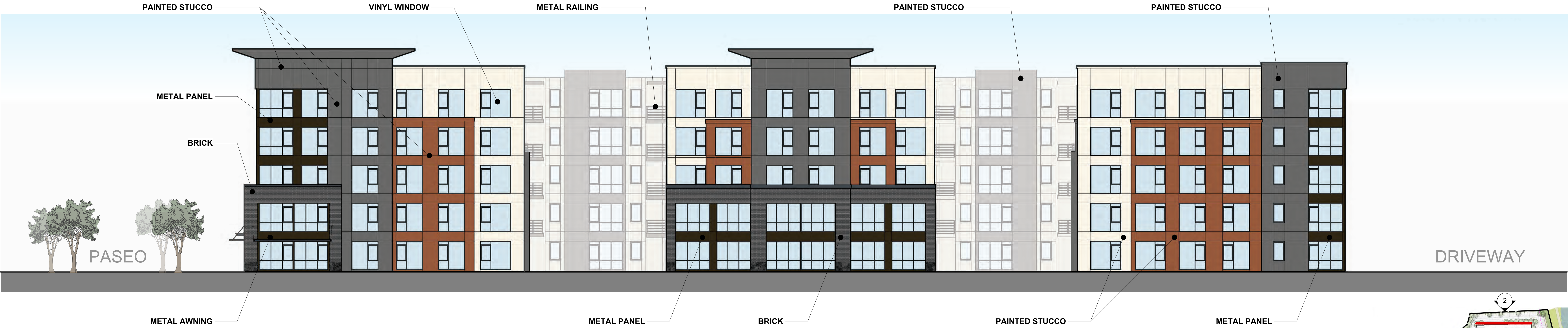


BUILDING A - SOUTH ELEVATION - MATERIALS 1  
3/32" = 1'-0"

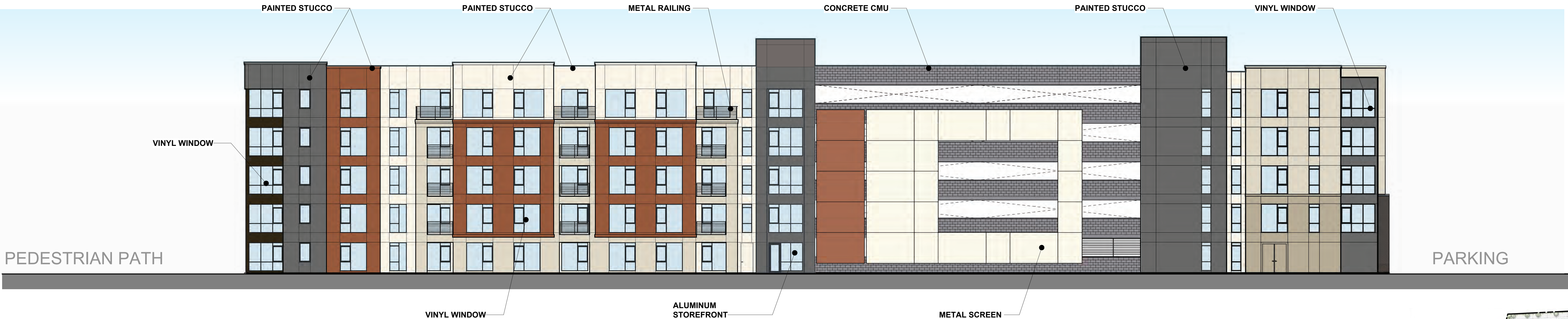




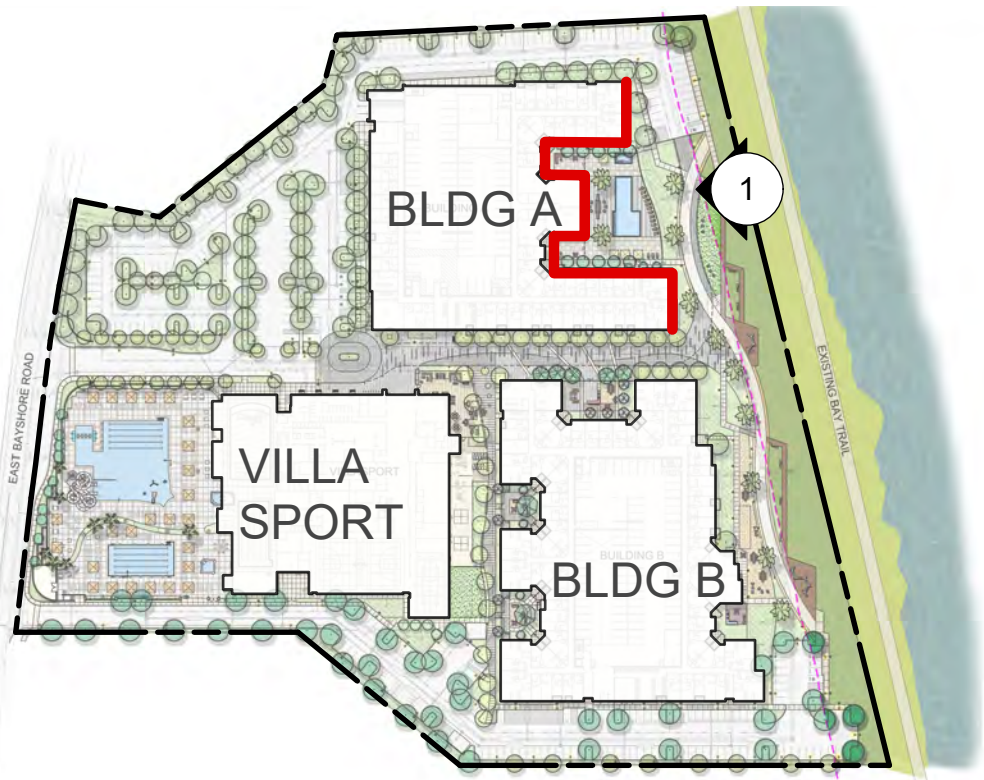
# BUILDING A - ELEVATIONS



BUILDING A - WEST ELEVATION - MATERIALS 2  
3/32" = 1'-0"

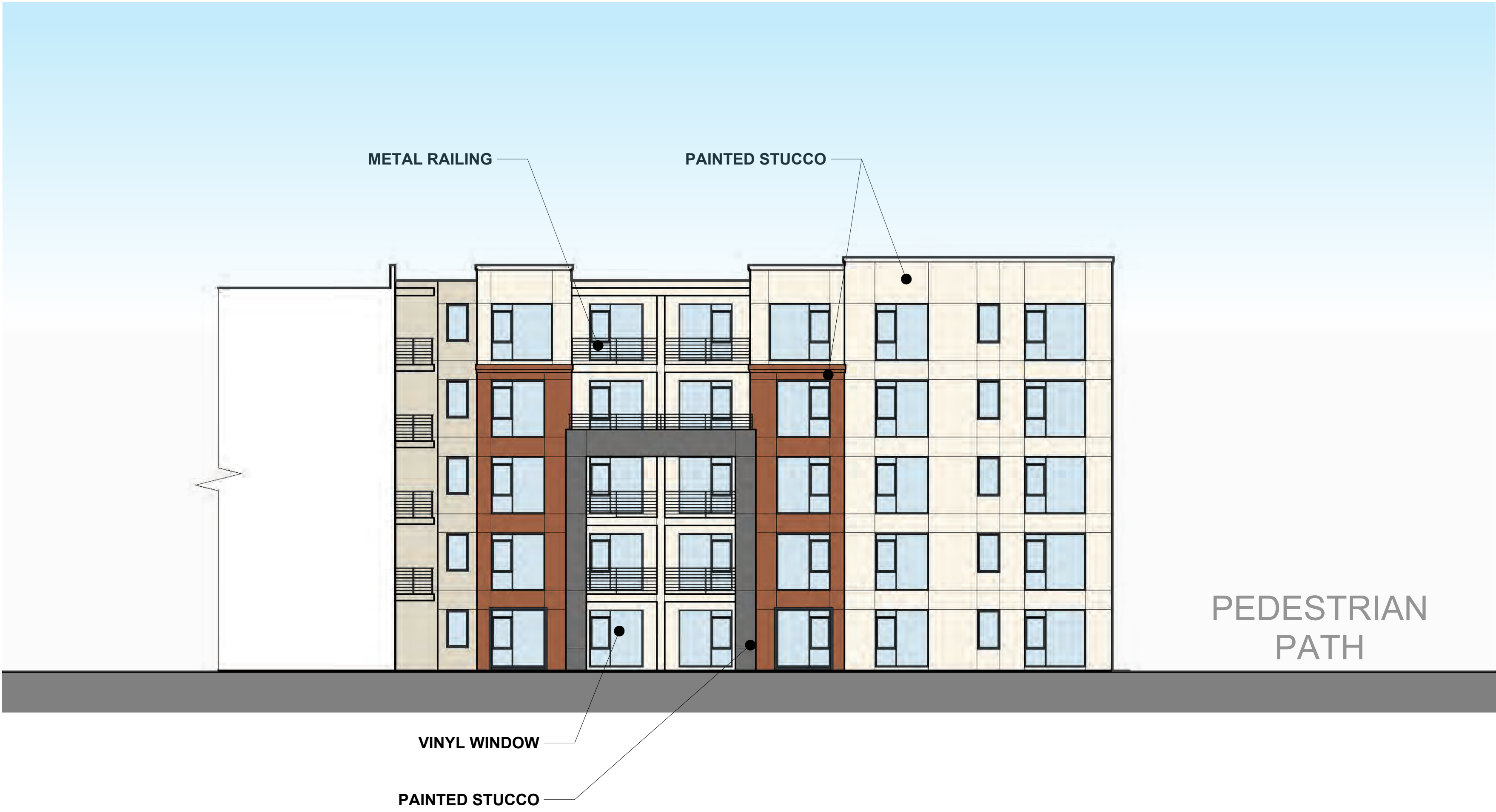


BUILDING A - NORTH ELEVATION - MATERIALS 1  
3/32" = 1'-0"

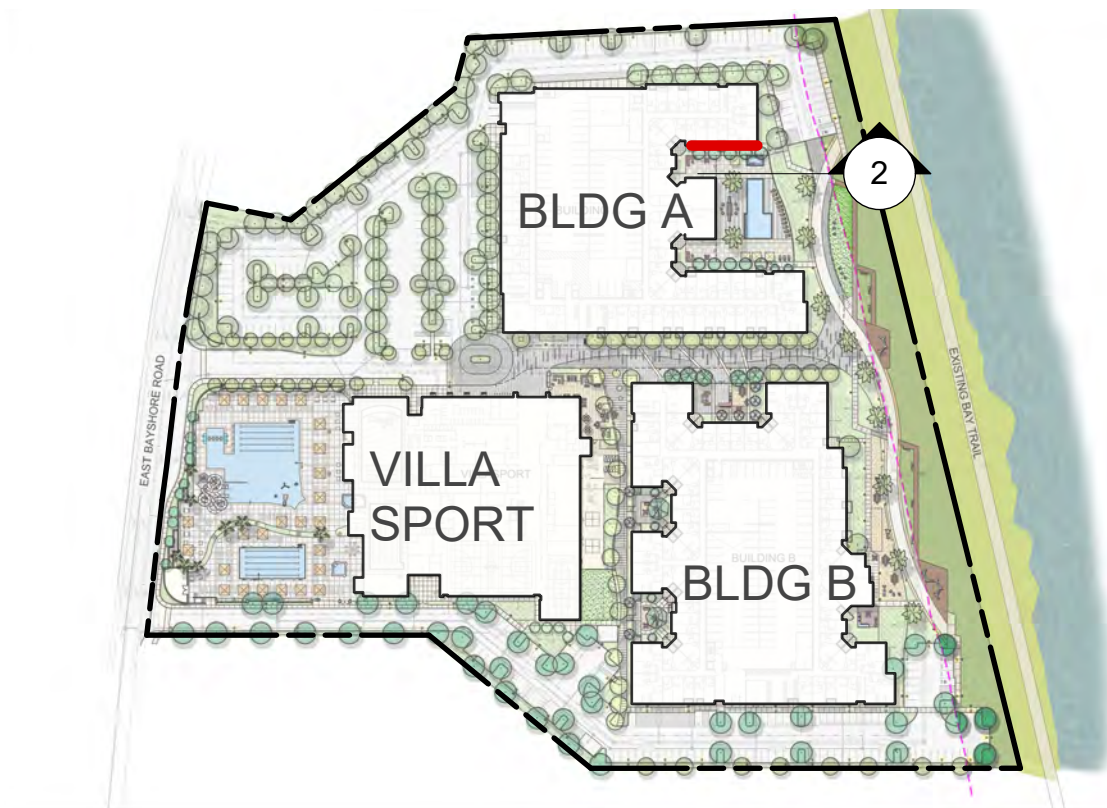




BUILDING A -  
ELEVATIONS



BUILDING A - COURTYARD NORTH ELEVATION - MATERIALS 2  
3/32" = 1'-0"



BUILDING A - COURTYARD SOUTH ELEVATION - MATERIALS 1  
3/32" = 1'-0"



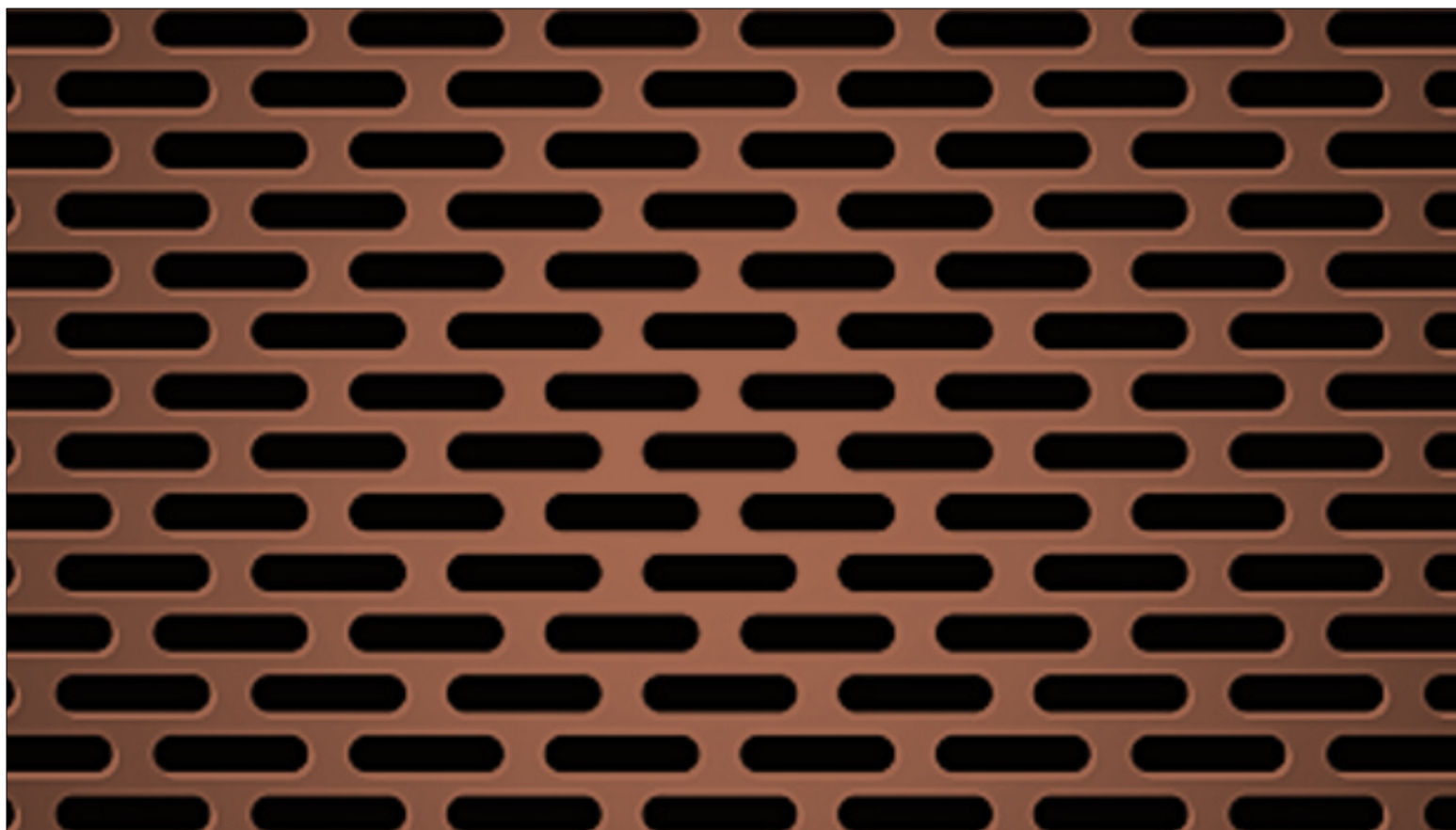
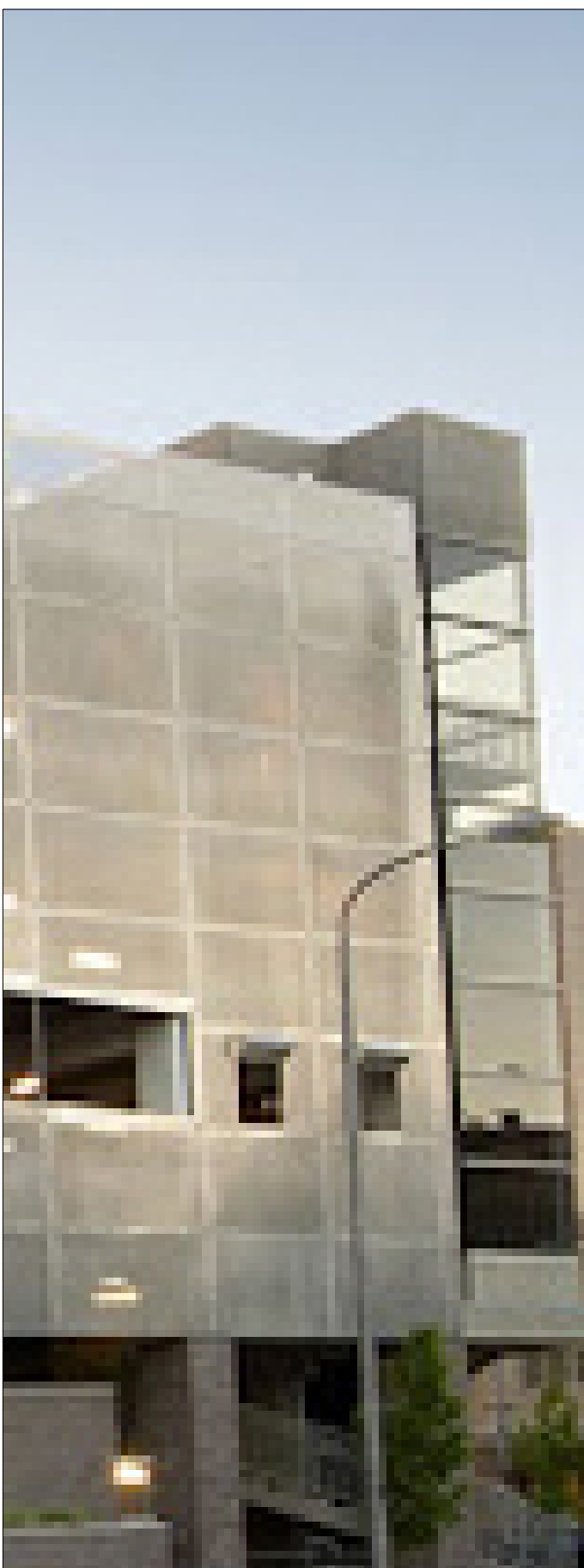


BUILDING A

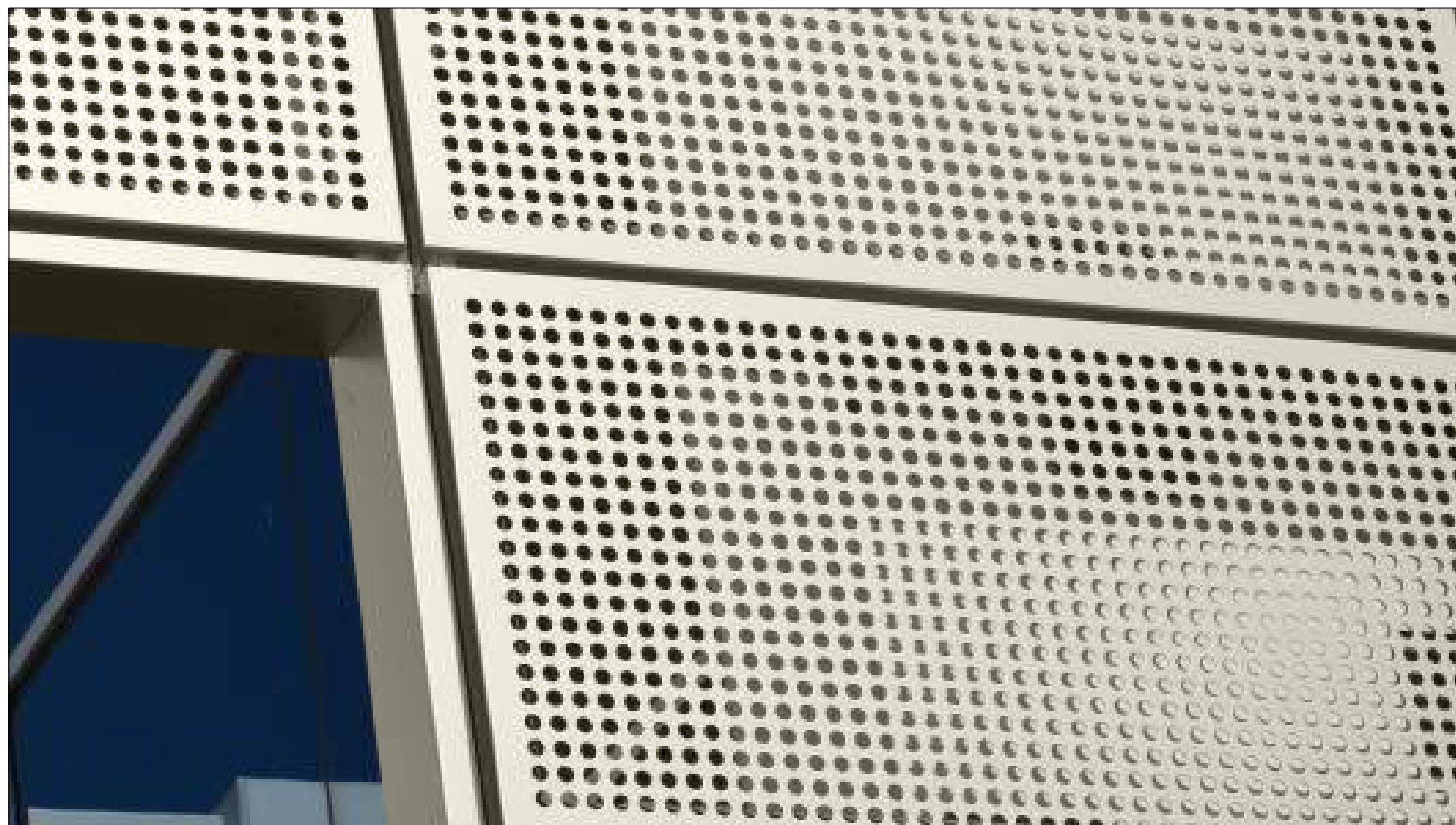
PARKING GARAGE ELEVATION  
FACING THE TOYOTA DEALERSHIP



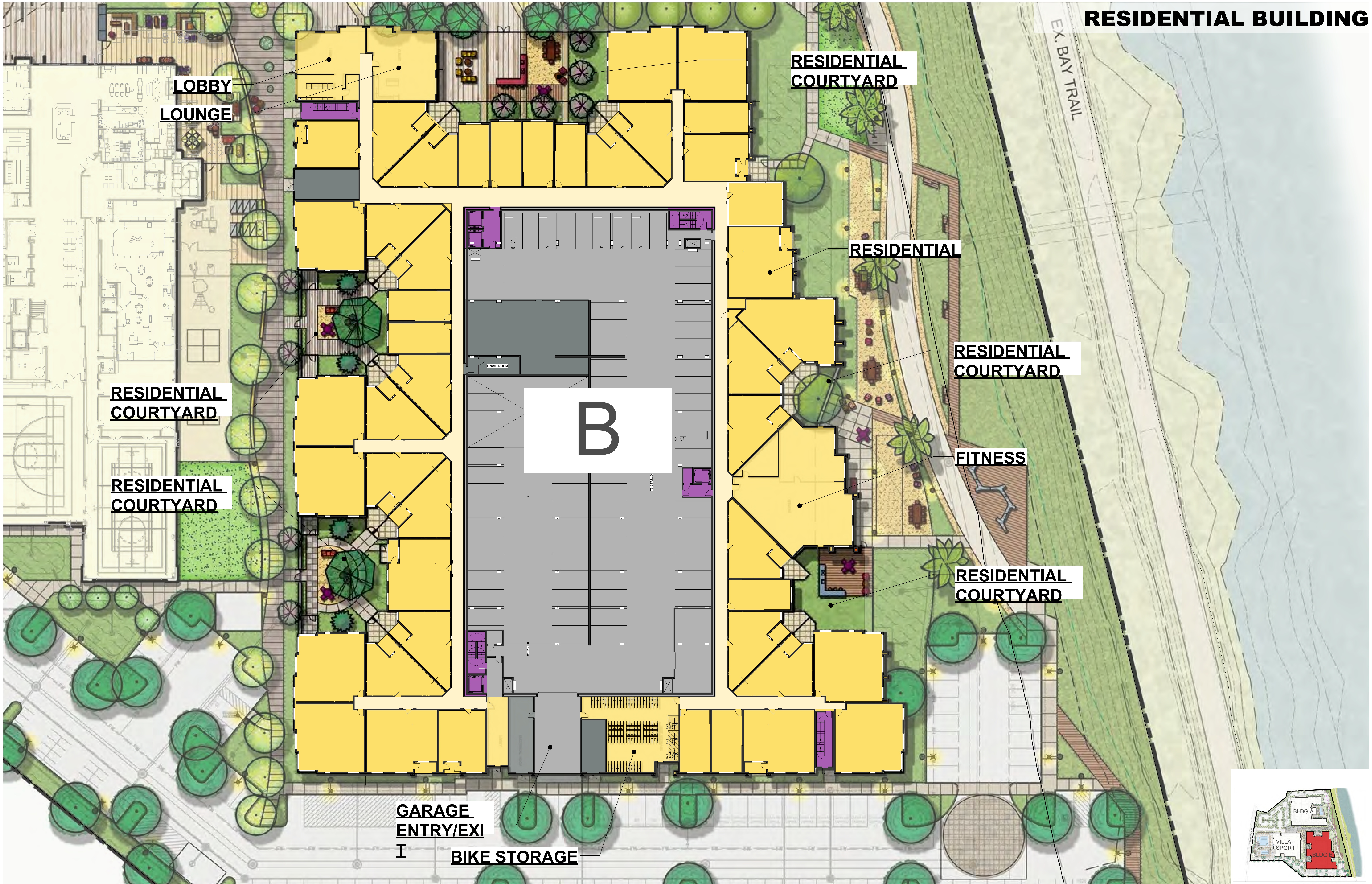
SITE IMAGES - TOYOTA DEALERSHIP



GARAGE SCREEN PRECEDENT







**RESIDENTIAL BUILDING**

**LOBBY  
LOUNGE**

**RESIDENTIAL  
COURTYARD**

**RESIDENTIAL**

**RESIDENTIAL  
COURTYARD**

**FITNESS**

**RESIDENTIAL  
COURTYARD**

**RESIDENTIAL  
COURTYARD**

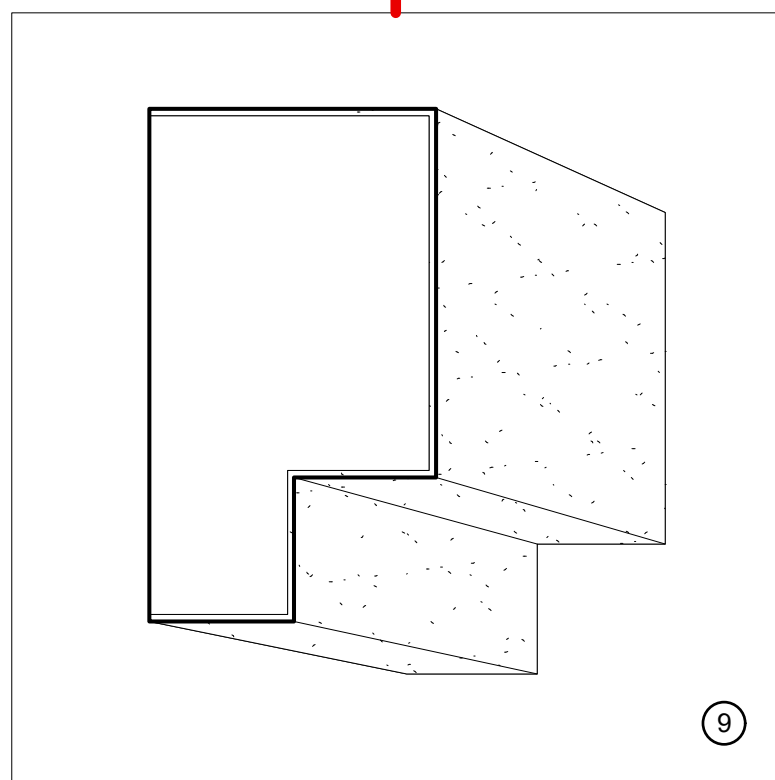
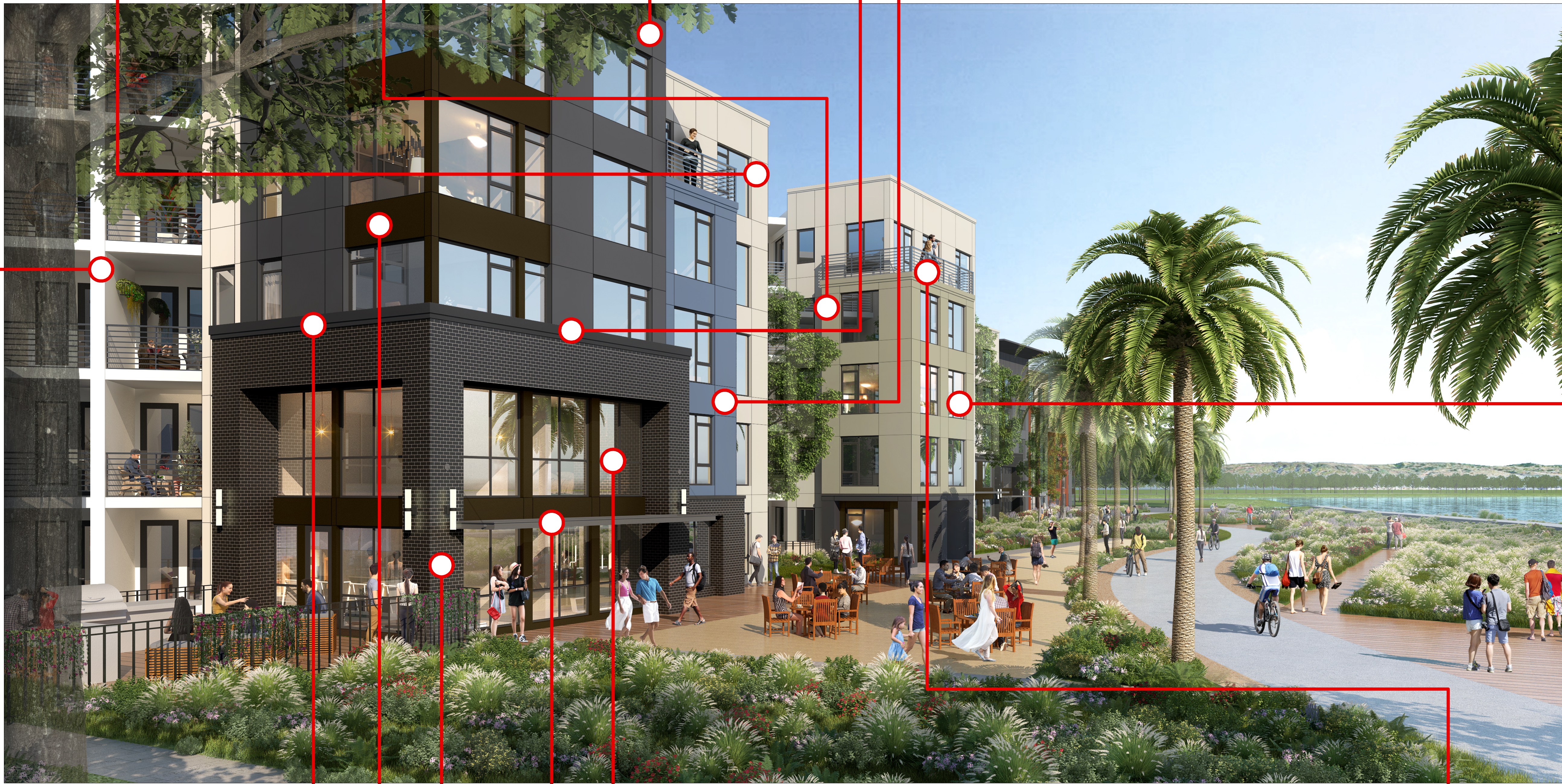
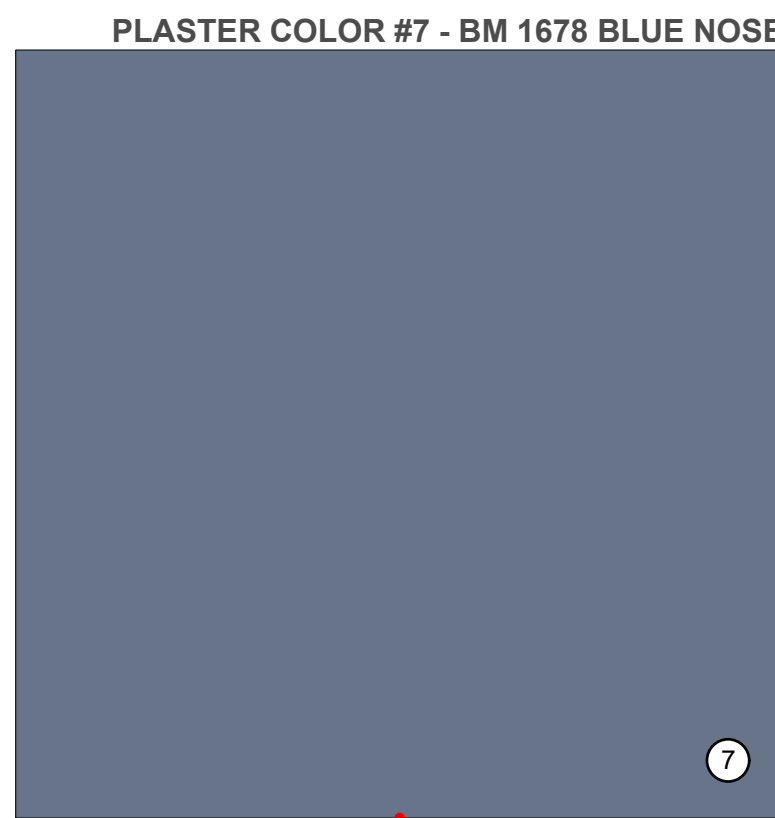
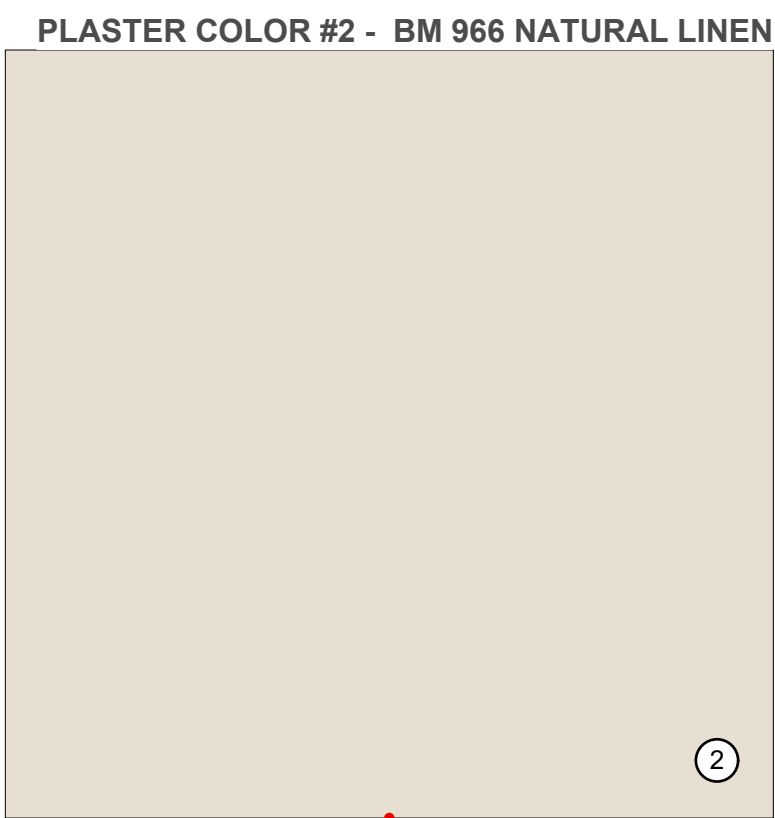
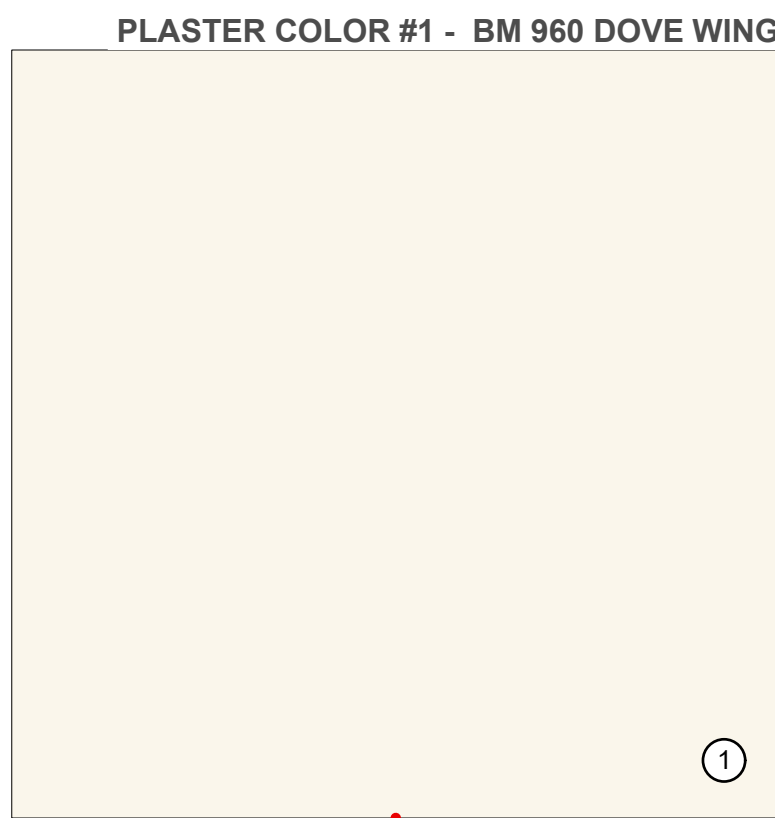
**RESIDENTIAL  
COURTYARD**

**GARAGE  
ENTRY/EXIT  
BIKE STORAGE**



# BUILDING B

## MATERIALS AND FINISHES



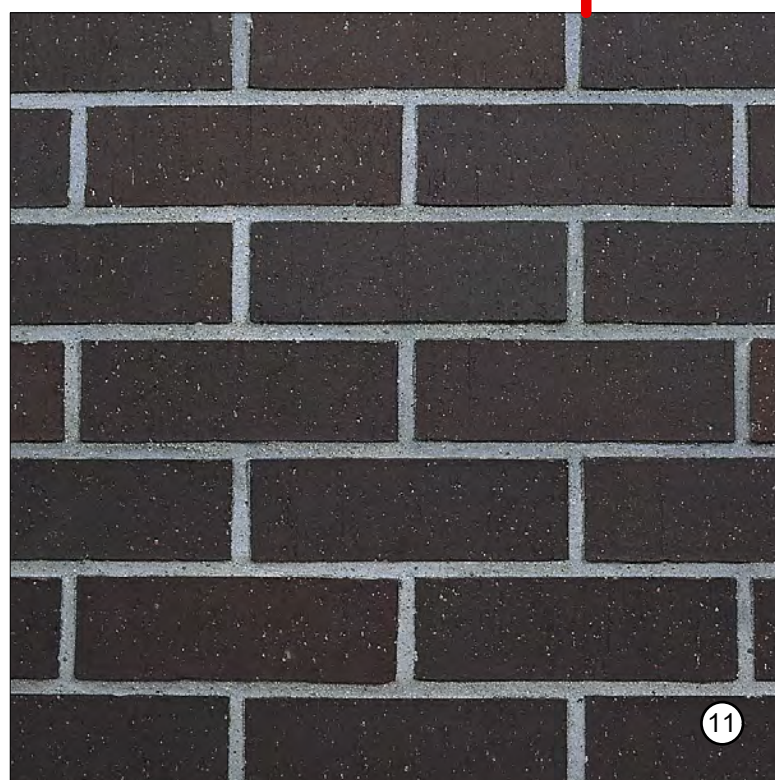
AT STUCCO- COLOR TO MATCH WALL BELOW  
ABOVE BRICK - COLOR #3

**PAINTED FOAM SHAPE - PLASTER FINISH**



MEDIUM BRONZE

**METAL PANEL**



NORMAN (MANGANESE BROWN) DARK GREY

**BRICK**



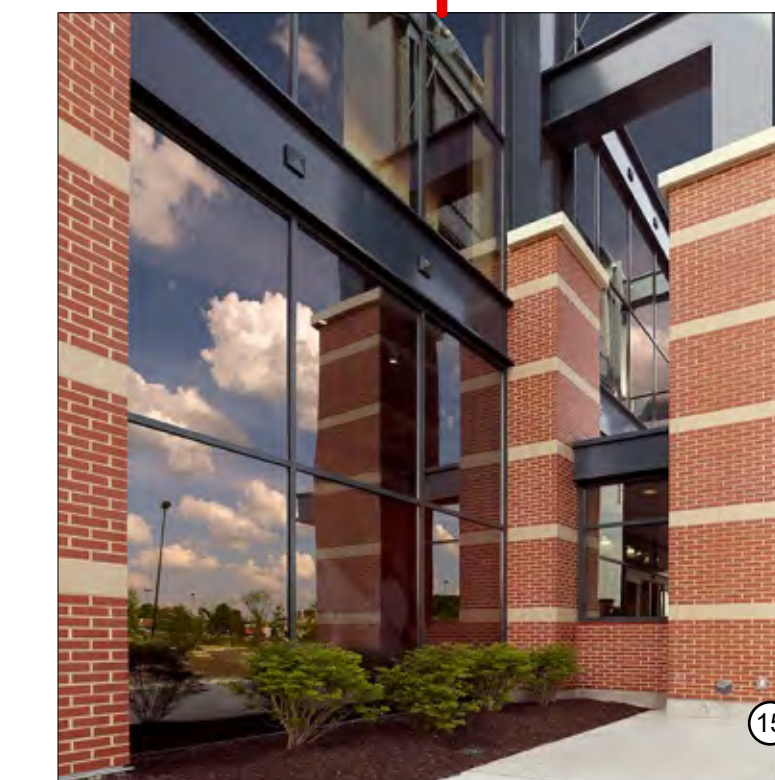
GREY

**CONCRETE CMU**



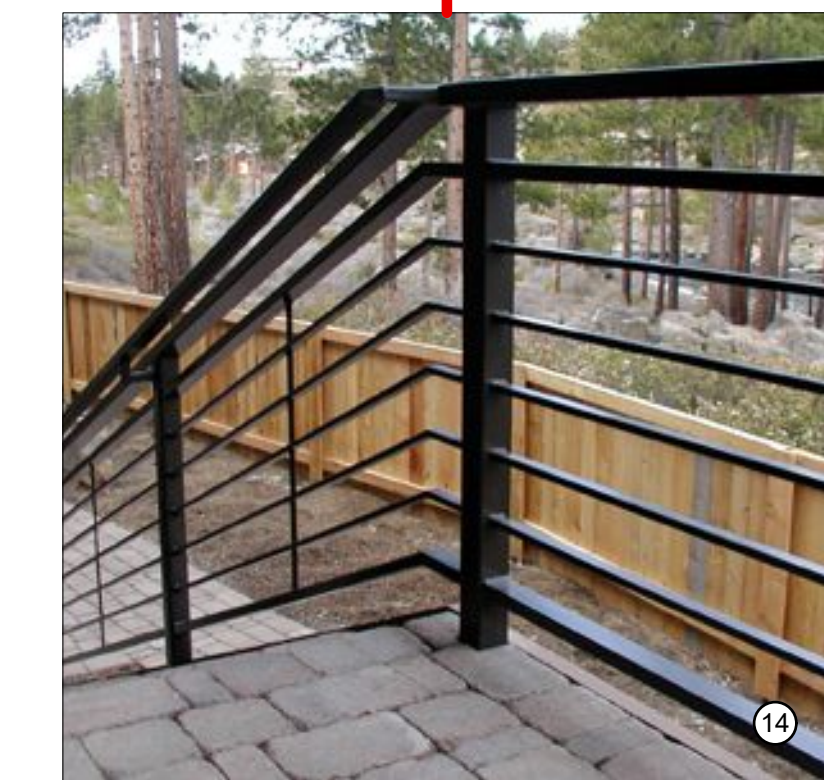
METAL SUN SHADES  
METALWORK TO BE PAINTED COLOR #5

**EXTERIOR METAL WORK**



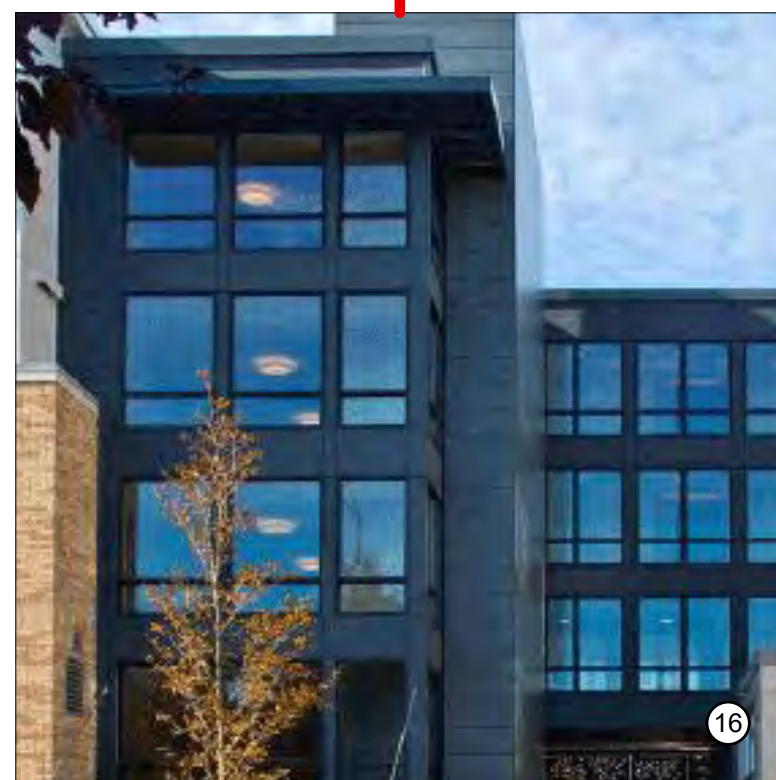
DARK BRONZE MULLION TO MATCH VINYL

**ALUMINUM STOREFRONT**



TYPICAL: HORIZONTAL PICKET RAILING

**RAILING**



BRONZE MULLION

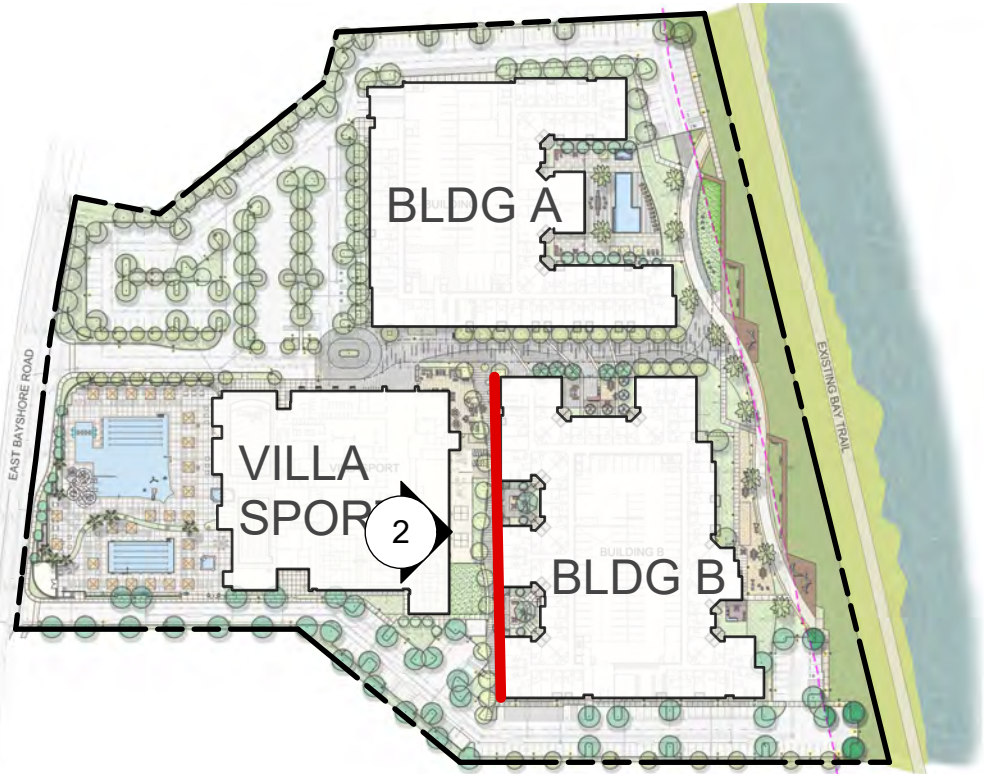
**VPI VINYL WINDOWS**  
SEE A3.21 FOR WINDOW DETAILS



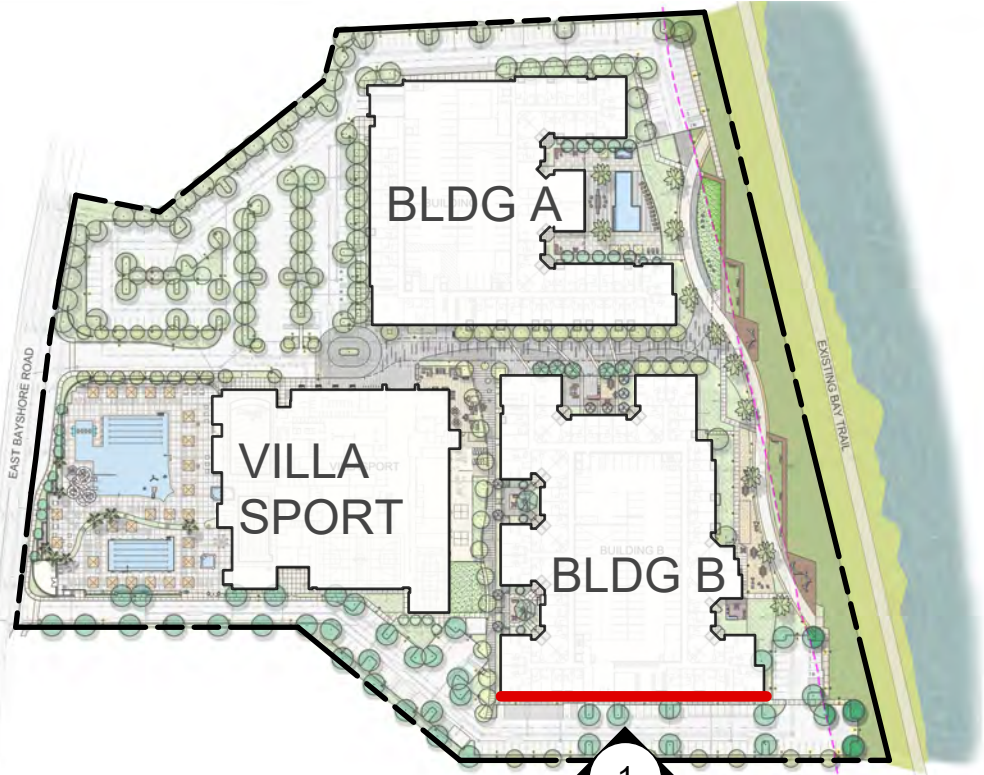
BUILDING B -  
ELEVATIONS



BUILDING B - EAST ELEVATION - MATERIALS 2  
3/32" = 1'-0"



BUILDING B - SOUTH ELEVATION - MATERIALS 1  
3/32" = 1'-0"



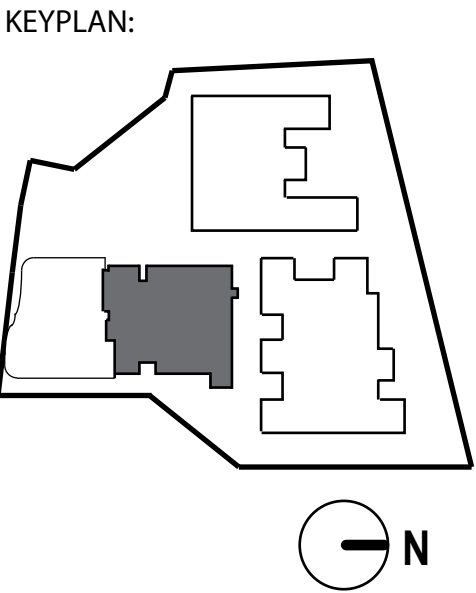


BUILDING B -  
ELEVATIONS





LEVEL 1 FLOOR PLAN



COLOR LEGEND

- INDOOR POOLS
- VILLA SPA
- LOCKER ROOM
- VILLA KIDS
- CAFE
- GYM
- UTILITIES
- ADMIN
- CIRCULATION

**LEGEND**

BUILDING ENTRY

BUILDING EXIT

CAFE ENTRY

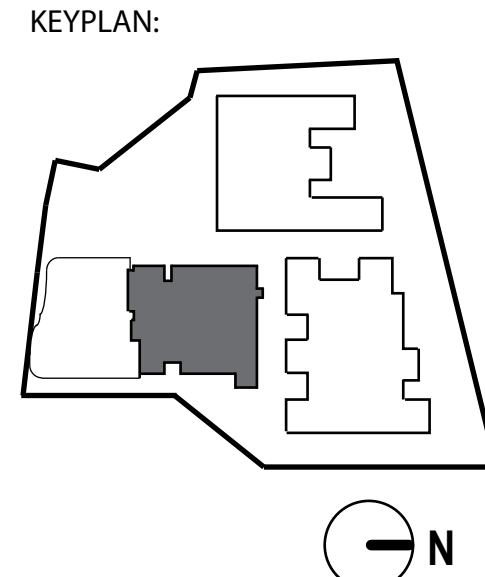
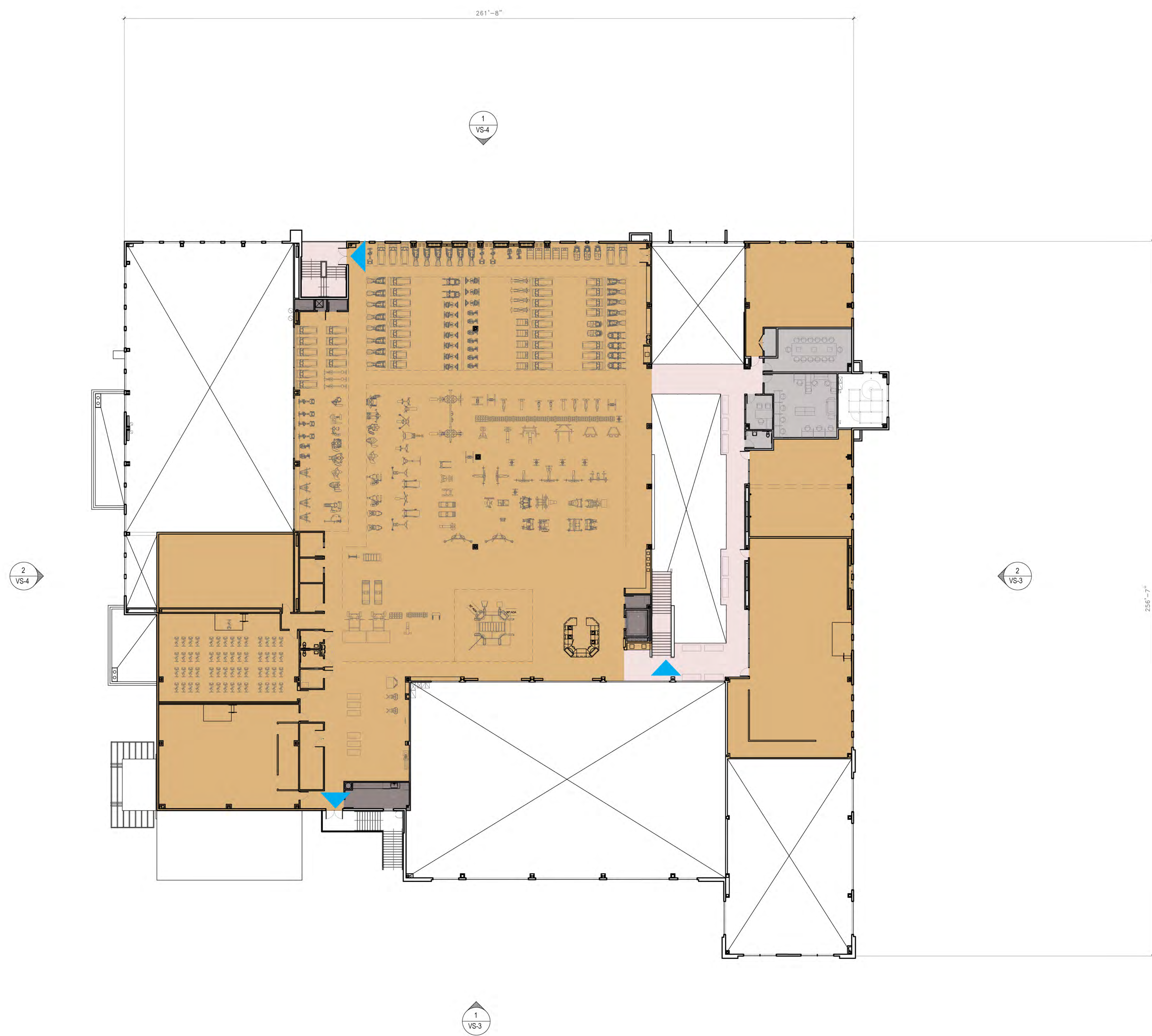
FLOOR AREA 60,622 SF

CONCEPTUAL FIRST FLOOR PLAN 1





LEVEL 2 FLOOR PLAN



COLOR LEGEND

- GYM
- UTILITIES
- ADMIN
- CIRCULATION

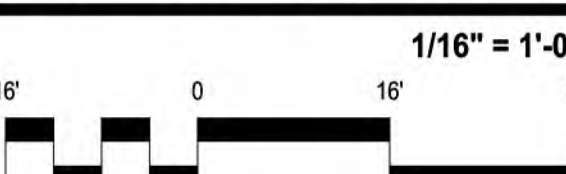
**LEGEND**

BUILDING ENTRY

BUILDING EXIT

FLOOR AREA 35,481 SF

CONCEPTUAL SECOND FLOOR PLAN 2

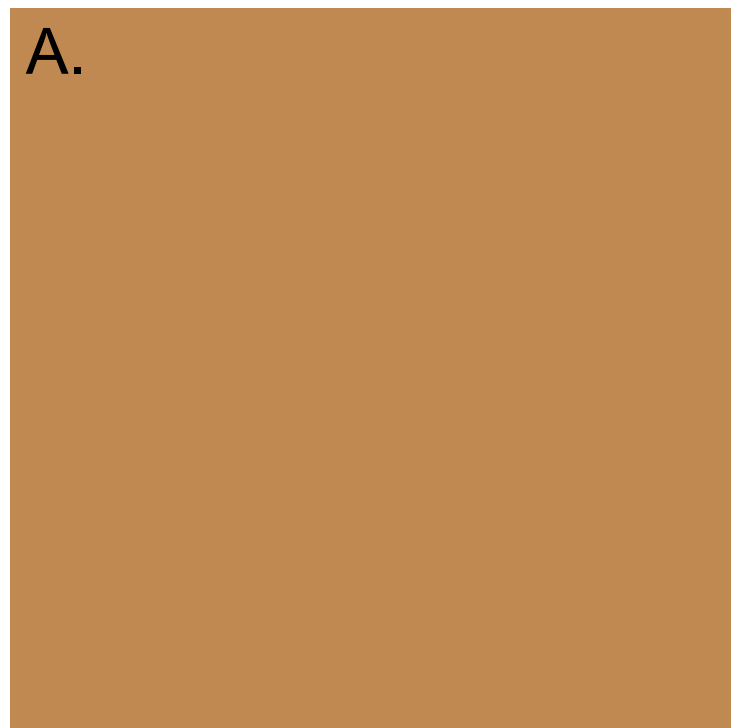




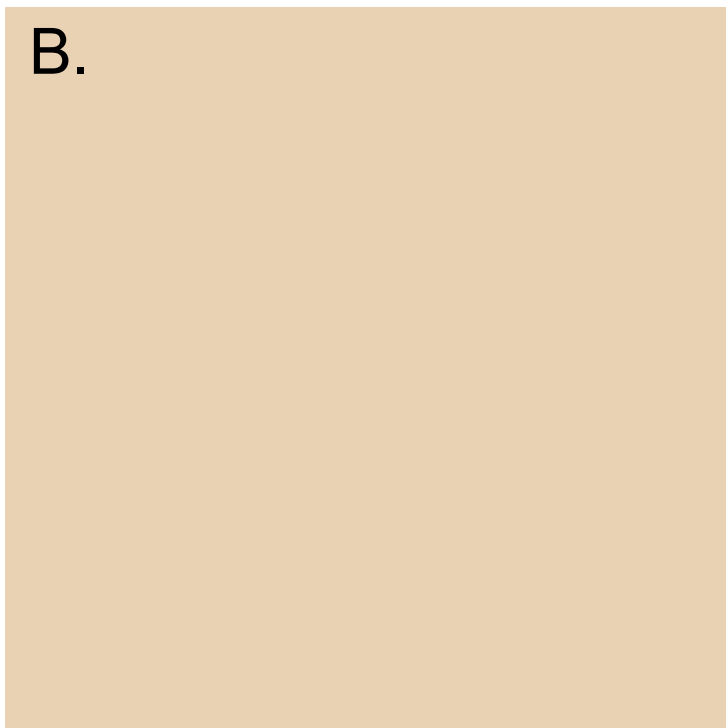
ELEVATIONS - WEST AND NORTH (WITH MATERIALS)



VILLASPORT MATERIAL BOARD



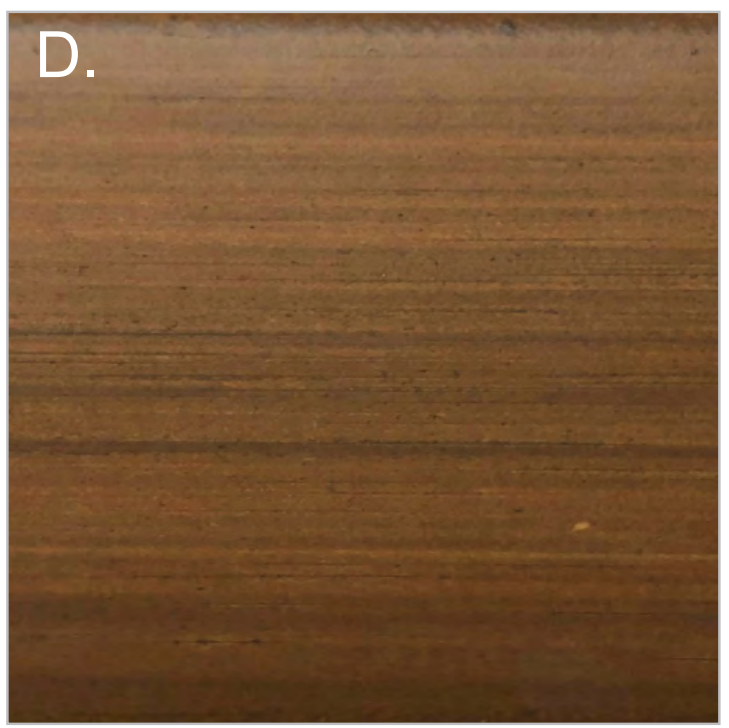
A.  
EXT. FINISH: STUCCO PAINT  
MANUFACTURE: BEHR  
COLOR: TOFFEE TART



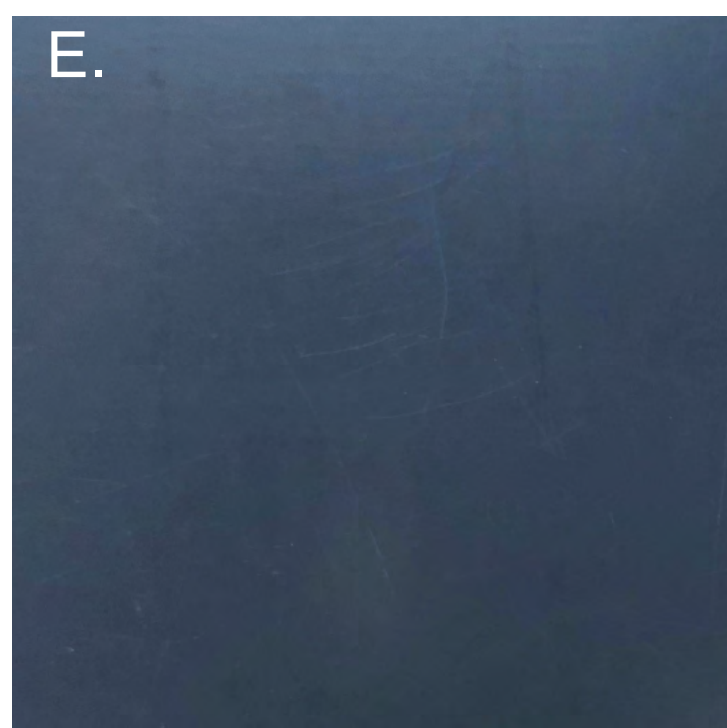
B.  
EXT. FINISH: STUCCO PAINT  
MANUFACTURE: BEHR  
COLOR: POWDERED GOLD



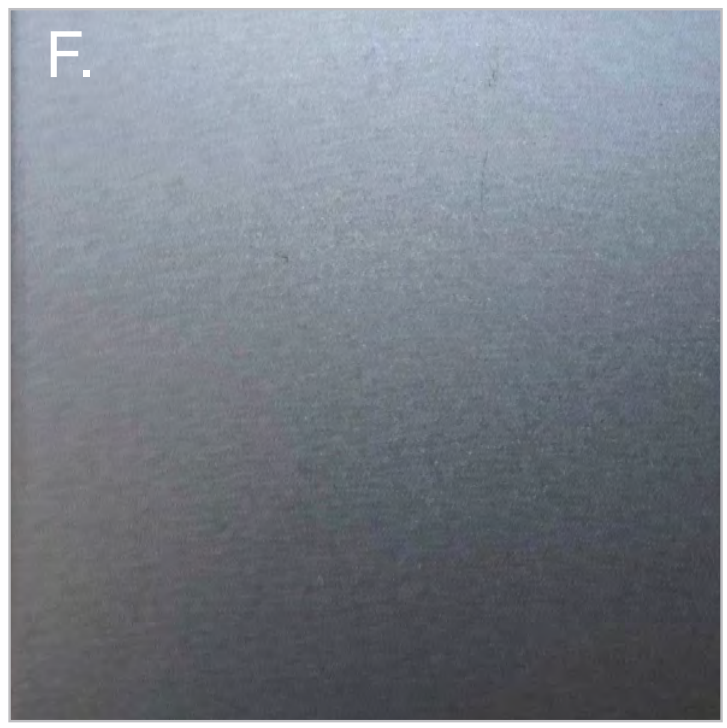
C.  
EXT. FINISH: STUCCO PAINT  
MANUFACTURE: BEHR  
COLOR: TOASTY GRAY



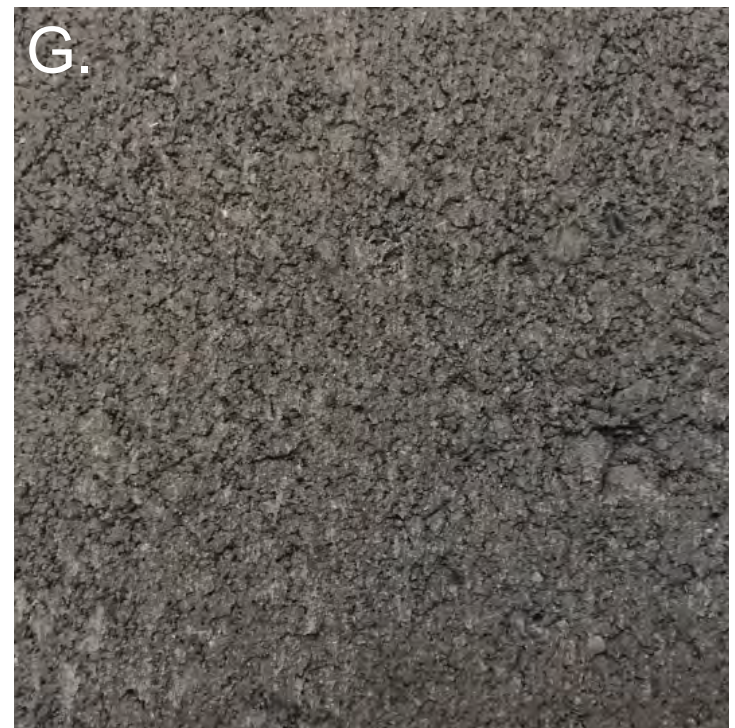
D.  
EXT. FACADE: WOOD PANEL  
MANUFACTURE: INNOWOOD  
COLOR: SPOTTED GUM



E.  
UPPER CANOPY: METAL PANEL  
MANUFACTURE: ASC BLDG PRODUCTS  
COLOR: TAHOE BLUE



F.  
EXT. FACADE: METAL PANEL  
MANUFACTURE: REYNOBOND  
COLOR: PEWTER (COLORWELD 500)



G.  
SOUND WALL: CMU BLOCK  
MANUFACTURE: BASALITE  
MODEL: SPLIT FACE  
COLOR: 345



SOUND WALL: CMU BLOCK  
MANUFACTURE: BASALITE  
MODEL: SPLIT FACE  
COLOR: 377



SOUND WALL: CMU BLOCK  
MANUFACTURE: INTERSTATE BRICK  
MODEL: THIN BRICK  
COLOR: ARCTIC WHITE



POOL DECK: COLOR CONCRETE (FIELD)  
MANUFACTURE: DAVIS COLOR  
COLOR: OUTBACK 677



POOL DECK: COLOR CONCRETE (ACCENT)  
MANUFACTURE: DAVIS COLOR  
COLOR: SAN DIEGO BUFF 5237



ELEVATIONS - EAST AND SOUTH (WITH MATERIALS)

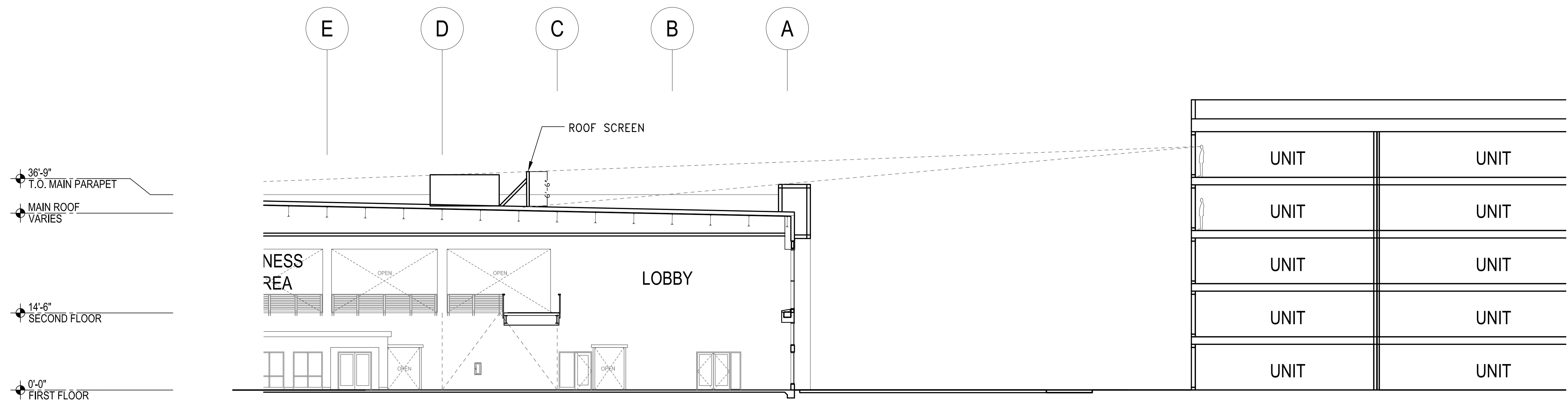
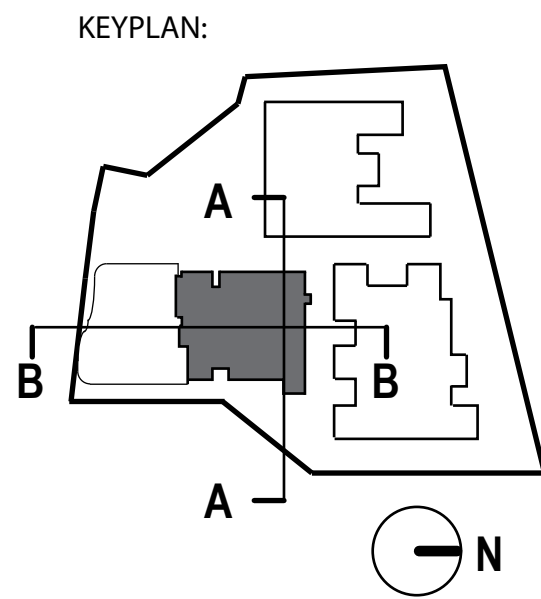


VILLASPORT MATERIAL BOARD

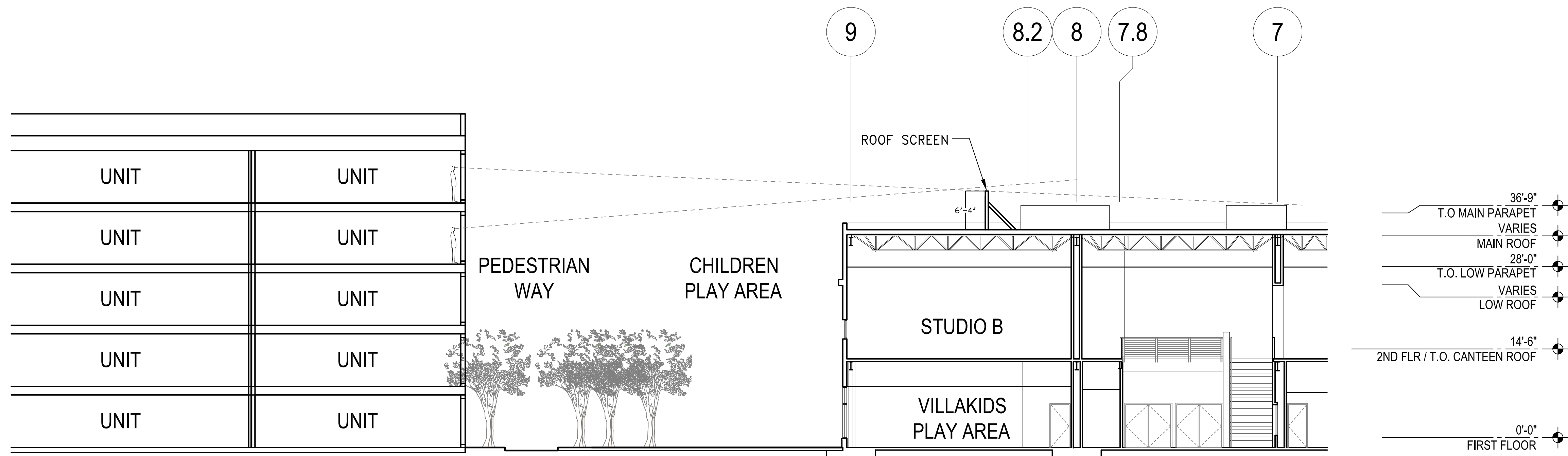
<p>A.</p>	<p>B.</p>	<p>C.</p>	<p>D.</p>	<p>E.</p>	<p>F.</p>
EXT. FINISH: STUCCO PAINT MANUFACTURE: BEHR COLOR: TOFFEE TART	EXT. FINISH: STUCCO PAINT MANUFACTURE: BEHR COLOR: POWDERED GOLD	EXT. FINISH: STUCCO PAINT MANUFACTURE: BEHR COLOR: TOASTY GRAY	EXT. FACADE: WOOD PANEL MANUFACTURE: INNOWOOD COLOR: SPOTTED GUM	UPPER CANOPY: METAL PANEL MANUFACTURE: ASC BLDG PRODUCTS COLOR: TAHOE BLUE	EXT. FACADE: METAL PANEL MANUFACTURE: REYNOBOND COLOR: PEWTER (COLORWELD 500)
<p>G.</p>	<p>H.</p>	<p>I.</p>	<p>J.</p>	<p>K.</p>	
SOUND WALL: CMU BLOCK MANUFACTURE: BASALITE MODEL: SPLIT FACE COLOR: 345	SOUND WALL: CMU BLOCK MANUFACTURE: BASALITE MODEL: SPLIT FACE COLOR: 377	SOUND WALL: CMU BLOCK MANUFACTURE: INTERSTATE BRICK MODEL: THIN BRICK COLOR: ARCTIC WHITE	POOL DECK: COLOR CONCRETE (FIELD) MANUFACTURE: DAVIS COLOR COLOR: OUTBACK 677	POOL DECK: COLOR CONCRETE (ACCENT) MANUFACTURE: DAVIS COLOR COLOR: SAN DIEGO BUFF 5237	



ROOF SCREENING SECTIONS



BUILDING SECTION - A (PARTIAL) ①



BUILDING SECTION - B (PARTIAL) ②

